

\$750,000 - 1614 13 Avenue Sw, Calgary

MLS® #A2258783

\$750,000

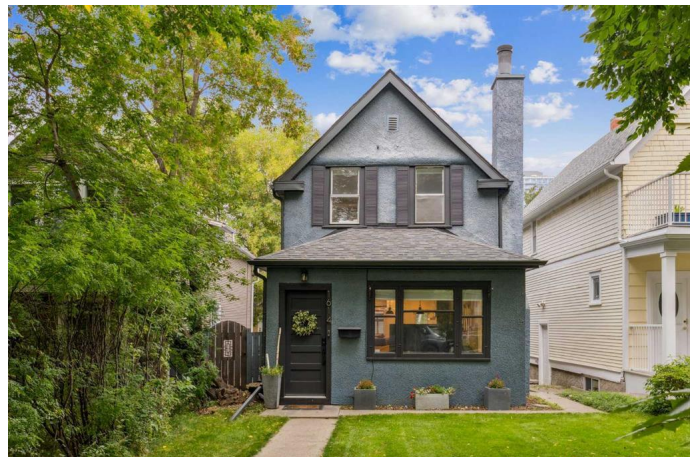
3 Bedroom, 2.00 Bathroom, 1,394 sqft

Residential on 0.07 Acres

Sunalta, Calgary, Alberta

**** OPEN HOUSE, SATURDAY

SEPTEMBER 20, 2-4PM ****Here's a rare opportunity to live on one of Calgary's prettiest tree-lined streets. With a canopy of mature trees right outside your door, this charming character home in Sunalta will sweep you off your feet. Step inside and you'll immediately appreciate the rare open-concept layout that flows seamlessly from front to back—a unique find in a home of this vintage. Gleaming hardwood spans the entire main level, while the inviting front living room is anchored by a cozy wood burning fireplace, perfect for those crisp autumn evenings. The spacious dining area easily accommodates large dinner gatherings and connects effortlessly to the brand-new kitchen, complete with quartz counters, stainless steel appliances (including a gas range), breakfast bar, and stylish finishes. Just off the kitchen, a sliding barn door leads to the laundry area and a newly added 3-piece bathroom. Upstairs, you'll find three generously sized bedrooms, with the Master bedroom offering views of the picturesque street below. A beautifully renovated 4-piece bath featuring a clawfoot tub completes the upper level. Out back, the private yard enjoys abundant sunlight—ideal for gardening, entertaining, or relaxing on the large rear deck. An oversized single garage provides secure parking and extra storage. And for those hot summer days, you'll enjoy the comfort of air conditioning. Other upgrades include all new



plumbing, roof and eaves. All this in a highly walkable location—just blocks from the Sunalta LRT station, schools, parks, and only a 20-minute stroll into downtown. Move-in ready and full of character—come and fall in love with Sunalta living!

Built in 1912

Essential Information

MLS® #	A2258783
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,394
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1614 13 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T7

Amenities

Parking Spaces	1
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	12
Zoning	M-CG d72

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.