



THE
A-TEAM

**RE/MAX
FIRST**

1623 13 Avenue, Calgary T3C0T8

MLS®#: **A2156432**

Area: **Sunalta**

Listing Date: **08/09/24**

List Price: **\$715,000**

Status: **Pending**

County: **Calgary**

Change: **-\$35k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,530**
Low Sqft:
Ttl Sqft: **1,530**

DOM

40

Layout

Beds: **6 (5 1)**
Baths: **2.5 (2 1)**
Style: **2 and Half Storey**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **French Door,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 10`11"
2pc Bathroom	Main	4`10" x 4`8"
Bedroom	Upper	11`0" x 9`1"
4pc Bathroom	Upper	7`0" x 6`11"
Bedroom	Third	12`8" x 11`8"
Bedroom	Lower	9`8" x 9`10"

Room	Level	Dimensions
Kitchen With Eating Area	Main	15`4" x 14`1"
Bedroom - Primary	Upper	15`8" x 8`11"
Bedroom	Upper	11`10" x 8`0"
Bedroom	Third	13`3" x 11`8"
3pc Bathroom	Lower	8`2" x 4`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5380V

Zoning:
M-CG d72

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY SEPTEMBER 14th 2-4pm!! LOWEST PRICED DETACHED home in Sunalta on Calgary's most beautiful Tree lined Street!! This charming 6 bedroom updated character home in the ever sought after community of Sunalta will amaze you. This home features over 2000 square feet of living space, starting with a spacious main floor with an open concept plan. As you enter you are welcomed by a large Foyer and french doors which lead to a window lined living room, and a tastefully renovated chef's kitchen with plenty of built in storage space, an eat up granite island and a quaint dining area. The first upper level offers 3 generously sized bedrooms and a full bathroom. Up to the TOP level you will find an additional 2 bedrooms (one of which is Primary size) with vaulted ceilings and windows overlooking the stunning tree lined streets of this area. The Basement level awaits your love - it has a separate entrance, full bathroom (in progress), living area, bedroom, and space to install a kitchenette (materials to start the kitchen were purchased - new in box- and are included in the sale of home). This house boasts all the charm and character of an early 1900's property, yet shows in a more modern fashion due to its tasteful upgrades. The roof was done in 2018, HWT done in 2019, 100 amp electrical and updated plumbing in 2010. The 25x120 lot has a south facing backyard, fully fenced in to give you complete privacy. The neighborhood has high walk scores, a stones throw away from paths, parks, breweries, restaurants and the Sunalta LRT Station. This truly is a gem you do not want to miss!

Inclusions:
Property Listed By:

**Kitchenette as seen n basement, washer and dryer in basement as is
RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









