

1617 13 Avenue, Calgary T3C0T8

MLS®#: **A2160524** Area: **Sunalta** Listing Date: **09/05/24** List Price: **\$1,199,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,799**
 Low Sqft:
 Ttl Sqft: **1,799**

DOM

13
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard,Garden,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Sewer: Ext Feat: **Garden,Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,High Ceilings,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	14`1" x 6`0"	Living Room	Main	11`8" x 15`2"
Dining Room	Main	12`0" x 14`9"	Family Room	Main	14`1" x 8`10"
Kitchen	Main	8`11" x 13`5"	Dining Room	Main	6`11" x 7`0"
2pc Bathroom	Main	2`7" x 5`10"	Bedroom - Primary	Upper	18`6" x 13`0"
Bedroom	Upper	11`4" x 12`9"	4pc Bathroom	Upper	9`10" x 5`9"
Bedroom	Upper	11`11" x 13`11"	Sunroom/Solarium	Upper	13`1" x 6`9"
Laundry	Basement	16`9" x 5`11"	Walk-In Closet	Basement	8`9" x 9`0"

4pc Bathroom
Family Room
Mud Room

Basement
Basement
Basement

5`8" x 7`1"
10`0" x 10`6"
6`1" x 7`9"

Bedroom
Kitchen With Eating Area

Basement
Basement

10`5" x 9`9"
11`11" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d72

5380V

Remarks

Pub Rmks:

Location, location, location! Fantastic heritage home on one of the most beautiful tree-lined streets in Sunalta. Over 2300 sq ft of living area in this two story, completely renovated home. Sellers have spent over 450k in upgrades including new plumbing going into the home & newer electrical throughout. All insulation in the walls & in the attic has been replaced. This property stands out the second you arrive with the newer metal fence surrounding the property, along with newer front steps going in. Open to a very cozy & functional layout with the formal living room & dining room attached. Separate great room with a fireplace (not functional). Kitchen has been completely redone with custom cabinets including extra pull-out drawers, special cabinets for all your pots & pans and an electrical outlet for added convenience. Pantry with custom storage, custom hood fan, all brass fixtures & stainless steel appliances including a Bosch gas stove. Heated porcelain tile floors in the kitchen & half bath off the kitchen. 9 ft ceilings on main & 8 ft on the top level. Custom closet in the back mud area leading out to a south facing back deck & fully fenced back yard. All windows & doors have been replaced in the home. Original hardwood flooring on the main level as well as in 2 bedrooms & the hallway up, truly adds to the character of this property. Upstairs features a 4 pce bath with mosaic tiles, custom wallpaper, brass fixtures & heated floors. Three bedrooms up, one with vinyl plank flooring & attached all weather sunroom (with AC). All bedrooms have double door closets & custom organizers. Both flights of stairs have been completely replaced. The basement has a seperate entrance to an illegal bachelor suite down. Fully finished & completed with DMX wrap to the foundation. 4 pce bath & 2 egress windows down. Laundry room can also be found in the basement. Furnace is approximately 7 years old, continuous hot water tank is 2 years old, & the shingles are approximately 7 years old. C2 paint & wallpaper from Walls Alive were all chosen by a designer. All newer trim, baseboards & wainscoting. All newer eaves & downspouts. Stucco was repainted in both the front & back of the home. The backyard features an oversized single garage with new garage door & new garage door opener with remote. There are also 2 decks in the back, one in the sun & one in the shade. Beautifully landscaped yard with plenty of garden beds, 11 fruit trees & 20+ perennials. This house is practically like a brand new home with the charm & character of a heritage home. Shows 10 out of 10!

Inclusions:
Property Listed By:

**custom hood fan, A/C sunroom, fridge in the basement, induction stove top, continuous hot water tank
Diamond Realty & Associates LTD.**

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













