

\$1,149,900 - 1635 13 Avenue Sw, Calgary

MLS® #A2230089

\$1,149,900

5 Bedroom, 2.00 Bathroom, 1,269 sqft

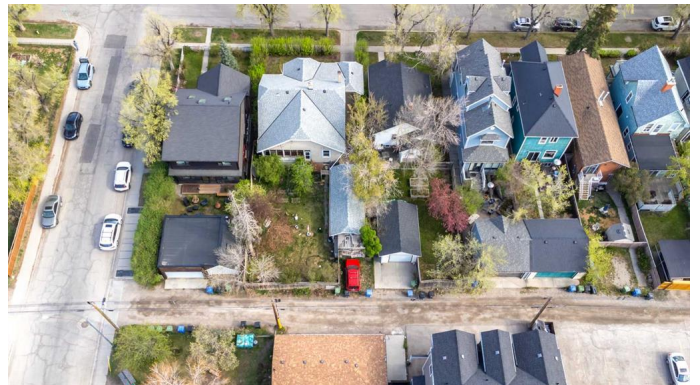
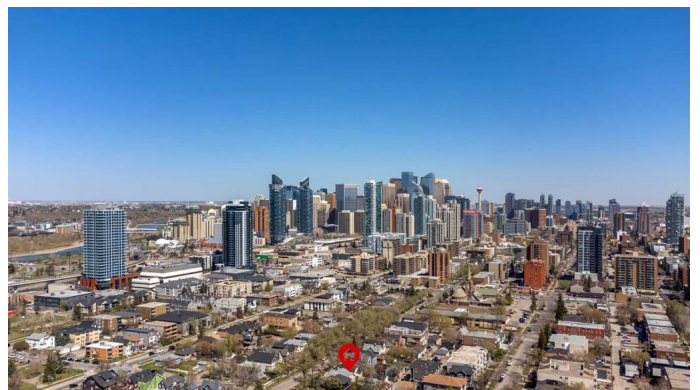
Residential on 0.15 Acres

Sunalta, Calgary, Alberta

Prime Opportunity in Calgary's™
Sought-After Inner City Neighbourhood
SUNALTA.

Welcome to 1635 13th Avenue SW – an exceptional opportunity to acquire a well-maintained, very liveable home, sitting on a 50x130 lot, right in the heart of Calgary's™ vibrant Sunalta community. This rare offering presents amazing rental potential while unlocking long-term development value under the flexible H-GO zoning. 1635 13 Avenue is a very well maintained and large bungalow, with the potential to be a killer long-term rental! The home features a NEW ROOF in 2019, NEW HOT-WATER TANK in 2023, and a FURNACE from 2014. The house has been recently painted and updated with fresh luxury vinyl plank!

The property has been kept in amazing condition, offering strong holding value for investors and developers alike, while you wait to develop. The generous lot size and central location make this an ideal canvas for your next infill development. This is an extremely rare opportunity for builders and investors. Situated on a quiet, tree-lined street, this location offers a perfect blend of peaceful residential living and unbeatable urban convenience. Just steps away, you'll find Calgary's™ iconic 17th Avenue – packed with trendy restaurants, caf s, bars, boutique shopping, fitness studios, and grocery stores. Sunalta LRT Station is a short walk away, providing quick access to



downtown and the entire CTrain network.
Don't miss your chance to tap into the massive potential that these lots hold! Neighboring property 1633 13 Ave is also available for purchase.

Built in 1928

Essential Information

MLS® #	A2230089
Price	\$1,149,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,269
Acres	0.15
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1635 13 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T8

Amenities

Parking Spaces	2
Parking	Carport, Garage Faces Front
# of Garages	1

Interior

Interior Features	Built-in Features, See Remarks
Appliances	None
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	26
Zoning	H-GO

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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