

1027 13 Avenue SW
Calgary, Alberta
MLS # A2231561

\$1,500,000

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|------------------|---|---------------|--------------------|
| Division: | Beltline | | |
| Type: | Residential/House | | |
| Style: | 2 and Half Storey | | |
| Size: | 1,656 sq.ft. | Age: | 1909 (116 yrs old) |
| Beds: | 2 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Garage Faces Rear | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Storage | | |

Inclusions: Cook-top Built-In, Downdraft System with Multiple Blower Options, A/C Unit Central

Experience the WOW factor in this beautifully renovated inner-city home, updated from the studs up with no detail overlooked. Featuring a brand-new double detached garage and central air conditioning, This home blends timeless charm with modern style. The spacious open-concept layout seamlessly fuses contemporary design with traditional touches. Enjoy high-end finishes throughout, including granite countertops, a sleek stainless steel backsplash, and top-of-the-line gourmet appliances. Gleaming hardwood floors flow throughout the main level, adding warmth and elegance. The fully developed basement offers a cozy media room and a dedicated home office, while the expansive third-level loft provides the perfect space for a third bedroom, kids' playroom, or creative studio. Just steps from vibrant 17th Avenue and a short walk to downtown, this is inner-city living at its finest. Move-in ready and packed with style—this home truly stands out.