

# \$1,500,000 - 1027 13 Avenue Sw, Calgary

MLS® #A2231561

**\$1,500,000**

2 Bedroom, 4.00 Bathroom, 1,656 sqft

Residential on 0.07 Acres

Beltline, Calgary, Alberta

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.

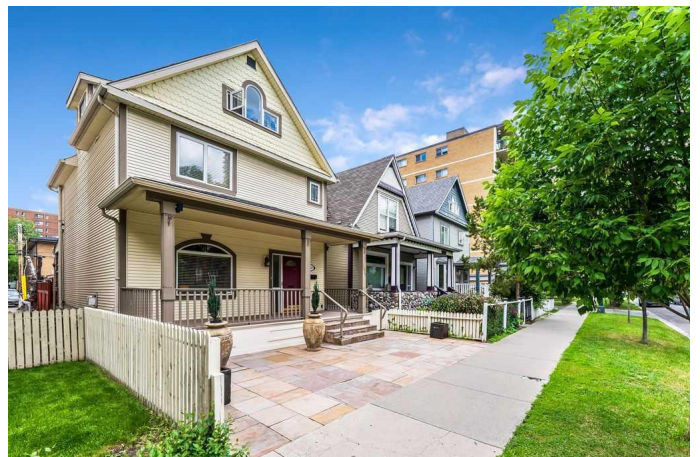
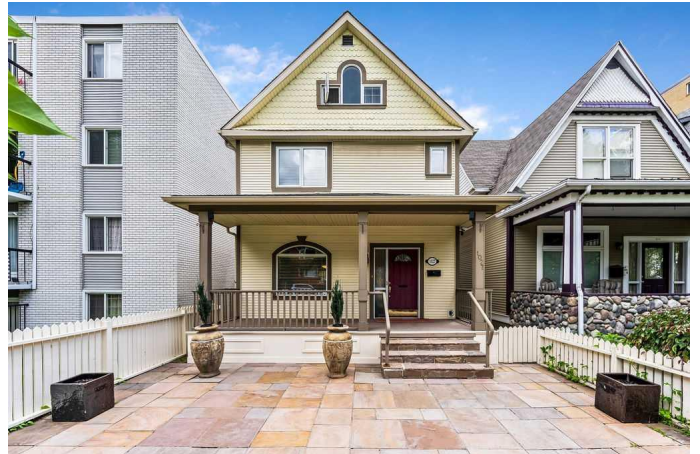
The fully developed basement offers a cozy media room and a dedicated home office, while the expansive third-level loft provides the perfect space for a third bedroom, kids's™ playroom, or creative studio.

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.

Built in 1909

## Essential Information

MLS® #	A2231561
Price	\$1,500,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,656
Acres	0.07
Year Built	1909
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### Community Information

Address	1027 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 15th, 2025

Days on Market            69

Zoning                        DC (pre 1P2007)

### **Listing Details**

Listing Office                CIR Realty

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