

# \$1,300,000 - 1635 13 Avenue Sw, Calgary

MLS® #A2218012

**\$1,300,000**

3 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 0.15 Acres

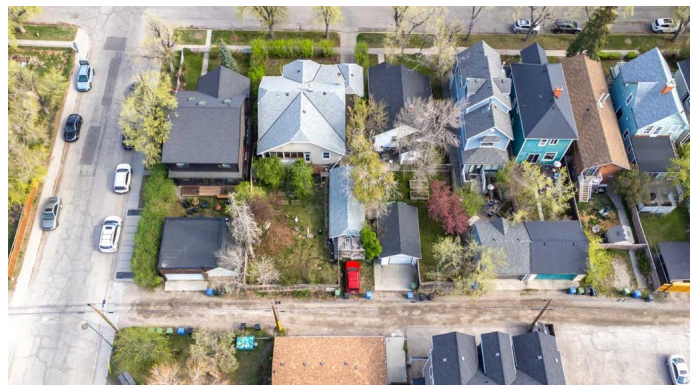
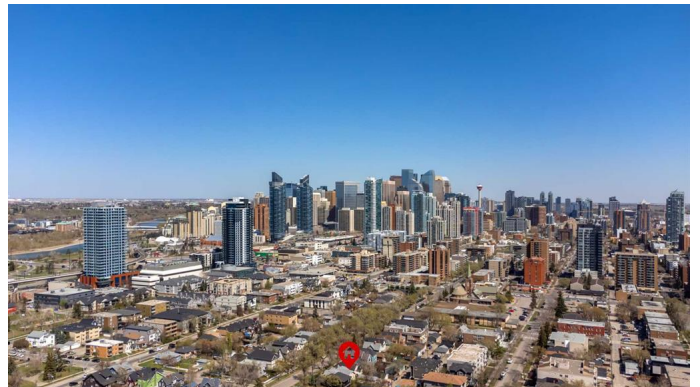
Sunalta, Calgary, Alberta

Prime Land Assembly Opportunity in Calgary's Sought-After Inner City Neighbourhood SUNALTA - 11,388 SQ.FT of Total Land! For sale with MLS #A2218009 for a total of \$2,100,000.

Welcome to 1633 & 1635 13th Avenue SW - an exceptional opportunity to acquire two well-maintained, very liveable homes on a combined 11,388 sq ft of land, right in the heart of Calgary's vibrant Sunalta community. This rare offering presents immediate rental income potential while unlocking long-term development value under the flexible H-GO (Housing - Grade-Oriented) zoning, which has the possibility to support up to 8 three-story townhomes with legal suites. 1635 13 Avenue is a very well maintained and large bungalow, with the potential to be a killer long-term rental! The house has been recently painted and updated with fresh luxury vinyl plank!

Both properties are currently occupied and in very liveable 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!

Built in 1928

**Essential Information**

|                |             |
|----------------|-------------|
| MLS   #        | A2218012    |
| Price          | \$1,300,000 |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,160       |
| 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    | May 8th, 2025 |
| Days on Market | 10            |
| Zoning         | H-GO          |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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