1027 13 Avenue SW
Calgary, Alberta

MLS # A2231561
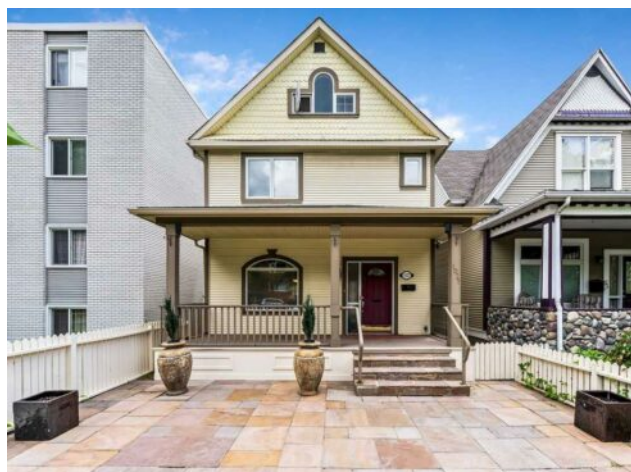
$1,500,000

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		

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.