

# \$630,000 - 1728 13 Avenue Sw, Calgary

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MLS® #A2254319

**\$630,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Residential on 0.07 Acres

Sunalta, Calgary, Alberta

This 1912 bungalow blends historic character with modern updates. Taken down to the studs, the home now features upgraded electrical, plumbing, insulation, and windows offering charm and confidence.

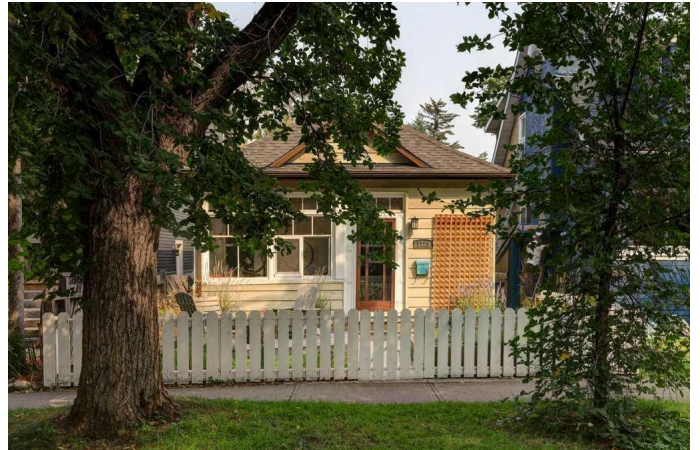
The 25x130 lot provides a generous backyard, perfect for gatherings, gardening, or planning a future garage or suite. Inside, the layout feels bright and functional. A comfortable living room, two full bedrooms, and a kitchen designed for everyday life with granite countertops, stainless steel appliances, and plenty of room to cook and entertain.

Recent upgrades include a new furnace and hot water tank. The lower level adds useful storage, while the enclosed south-facing front porch offers a sunny retreat in the warmer months and practical space for bikes or winter gear.

This is one of Sunalta's most desirable streets, lined with mature trees and surrounded by character homes and a strong sense of community.

Don't miss the opportunity to own a piece of history in this sought-after neighbourhood. Contact your favourite agent today to book a showing.

Built in 1912



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254319    |
| Price          | \$630,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 867         |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1728 13 Avenue Sw |
| Subdivision | Sunalta           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0T9           |

## Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer Stacked                           |
| Heating           | Forced Air                                                                                          |
| Cooling           | None                                                                                                |
| Has Basement      | Yes                                                                                                 |
| Basement          | Crawl Space, Partial, Unfinished                                                                    |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Garden, Private Yard                            |
| Lot Description   | Garden, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                 |

|              |                   |
|--------------|-------------------|
| Construction | Mixed, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 3                   |
| Zoning         | M-CG d72            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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