

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

MLS® #A2218012

**\$1,300,000**

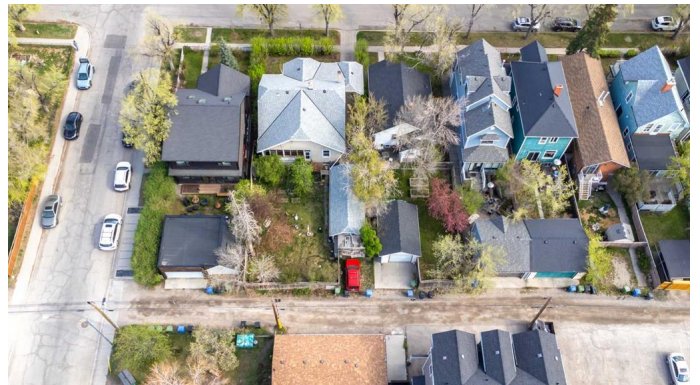
3 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 0.15 Acres

Sunalta, Calgary, Alberta

Prime Land Assembly Opportunity in  
Calgary's Sought-After Inner City  
Neighbourhood SUNALTA " 11,388 SQ.FT  
of Total Land!

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	1
Zoning	H-GO

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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