

# \$799,900 - 1633 13 Avenue Sw, Calgary

MLS® #A2230087

**\$799,900**

2 Bedroom, 1.00 Bathroom, 885 sqft

Residential on 0.11 Acres

Sunalta, Calgary, Alberta

Prime Opportunity in Calgary's™  
Sought-After Inner City Neighbourhood  
SUNALTA " 11,388 SQ.FT of Land if  
purchased with 1635 13 Ave SW.

Welcome to 1633 13th Avenue SW " an  
exceptional opportunity to acquire a  
well-maintained, very liveable home. 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 zoning, which has the  
possibility to support up to 9 townhomes. 1633  
13 Ave is currently tenant occupied! The home  
features natural wood work, and charm not  
found in most houses nowadays. The house  
has been recently painted and updated with  
fresh luxury vinyl plank!

Both properties are 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! Opportunities like this are few and far between!

Built in 1926

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230087    |
| Price          | \$799,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 885         |
| Acres          | 0.11        |
| Year Built     | 1926        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1633 13 Avenue Sw |
| Subdivision | Sunalta           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 0T8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
| Appliances        | None        |

|              |                  |
|--------------|------------------|
| Heating      | Forced Air       |
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard                            |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 24              |
| Zoning         | H-GO            |

## Listing Details

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

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