

# \$800,000 - 1633 13 Avenue Sw, Calgary

MLS® #A2218009

**\$800,000**

2 Bedroom, 1.00 Bathroom, 885 sqft

Residential on 0.11 Acres

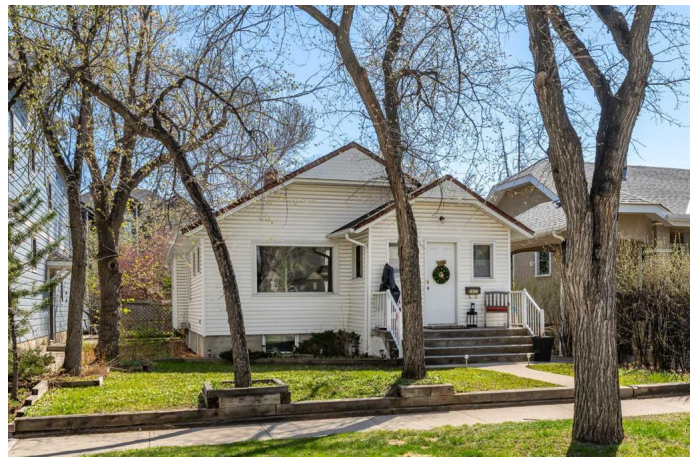
Sunalta, Calgary, Alberta

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. 1633 13 Ave is currently tenant occupied, bringing in \$2,350/month! 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 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 is packed with trendy restaurants, cafés, 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! Buy and hold, redevelop, or both – opportunities like this are few and far between.

Built in 1926

**Essential Information**

MLS® #	A2218009
Price	\$800,000
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, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, 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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