



## 1623 13 Avenue Calgary Alberta

\$799,000

This charming 6 bedroom updated character home sits on Calgary's most beautiful tree canopy street in the ever sought after community of Sunalta. This home features over 2000 square feet of living space, starting with a spacious main floor with an open concept plan. As you enter you are welcomed by a large Foyer and french doors which lead to a window lined living room, and a tastefully renovated chef's kitchen with plenty of built in storage space, an eat up granite island and a quaint dining area. The first upper level offers 3 generously sized bedrooms and a full bathroom. Up to the TOP level you will find an additional 2 bedrooms (one of which is Primary size) with vaulted ceilings and windows overlooking the stunning tree lined streets of this area. The Basement level awaits your love - it has a separate entrance, full bathroom (in progress), living area, bedroom (non egress), and space to install a kitchenette (materials to start the kitchen were purchased - new in box- and are included in the sale of home). This house boasts all the charm and character of an early 1900's property, yet shows in a more modern fashion due to its tasteful upgrades. The roof was done in 2019, HWT done in 2019, 100 amp and updated plumbing in 2010. The 25x120 lot has a south facing backyard, fully fenced in to give you complete privacy. The neighborhood has high walk scores, a stones throw away from paths, parks, breweries, restaurants and the Sunalta LRT Station. This truly is a gem you do not want to miss! (id:6769)

Bedroom 13.25 Ft x 11.67 Ft

Bedroom 12.67 Ft x 11.67 Ft

3pc Bathroom 8.17 Ft x 4.25 Ft

Bedroom 9.67 Ft x 9.83 Ft

Living room 13.50 Ft x 10.92 Ft

Other 15.33 Ft x 14.08 Ft

2pc Bathroom 4.83 Ft x 4.67 Ft

Primary Bedroom 15.67 Ft x 8.92 Ft

Bedroom 11.00 Ft x 9.08 Ft

Bedroom 11.83 Ft x 8.00 Ft

4pc Bathroom 7.00 Ft x 6.92 Ft

Listing Presented By:



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See

**Mirror**

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