



# 1027 13 Avenue Calgary Alberta

\$1,500,000

Experience the WOW factor in this beautifully renovated inner-city home, updated from the studs up with no detail overlooked. Featuring a brand-new double detached garage and central air conditioning, This home blends timeless charm with modern style. The spacious open-concept layout seamlessly fuses contemporary design with traditional touches. Enjoy high-end finishes throughout, including granite countertops, a sleek stainless steel backsplash, and top-of-the-line gourmet appliances. Gleaming hardwood floors flow throughout the main level, adding warmth and elegance. The fully developed basement offers a cozy media room and a dedicated home office, while the expansive third-level loft provides the perfect space for a third bedroom, kids' playroom, or creative studio. Just steps from vibrant 17th Avenue and a short walk to downtown, this is inner-city living at its finest. Move-in ready and packed with style—this home truly stands out. (id:6769)

Primary Bedroom 11.83 Ft x 15.25 Ft  
 4pc Bathroom 5.42 Ft x 10.75 Ft  
 Bedroom 10.17 Ft x 12.17 Ft  
 3pc Bathroom 8.42 Ft x 9.50 Ft  
 Laundry room 2.50 Ft x 2.50 Ft  
 Bonus Room 10.08 Ft x 12.08 Ft  
 Office 10.08 Ft x 12.17 Ft  
 Family room 13.00 Ft x 15.50 Ft

Recreational, Games room 7.08 Ft x 18.75 Ft  
 3pc Bathroom 4.17 Ft x 10.33 Ft  
 Furnace 7.17 Ft x 10.83 Ft  
 Other 4.58 Ft x 10.25 Ft  
 Living room 11.58 Ft x 18.67 Ft  
 Dining room 7.58 Ft x 13.00 Ft  
 Kitchen 11.58 Ft x 12.08 Ft  
 2pc Bathroom 4.58 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
 CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca