



1633 13 Avenue Calgary Alberta

\$799,900

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, cafes, 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! (id:6769)

Storage 12.00 Ft x 11.25 Ft
Furnace 30.58 Ft x 23.00 Ft
Living room 11.75 Ft x 13.92 Ft
Bedroom 10.17 Ft x 9.25 Ft

Dining room 11.17 Ft x 11.50 Ft
Kitchen 10.33 Ft x 9.75 Ft
4pc Bathroom 5.33 Ft x 6.42 Ft
Primary Bedroom 9.67 Ft x 11.58 Ft

Listing Presented By:



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