



# 1617 13 Avenue Calgary Alberta

\$1,199,000

Location, location, location! Fantastic heritage home on one of the most beautiful tree-lined streets in Sunalta. Over 2300 sq ft of living area in this two story, completely renovated home. Sellers have spent over 450k in upgrades including new plumbing going into the home & newer electrical throughout. All insulation in the walls & in the attic has been replaced. This property stands out the second you arrive with the newer metal fence surrounding the property, along with newer front steps going in. Open to a very cozy & functional layout with the formal living room & dining room attached. Separate great room with a fireplace (not functional). Kitchen has been completely redone with custom cabinets including extra pull-out drawers, special cabinets for all your pots & pans and an electrical outlet for added convenience. Pantry with custom storage, custom hood fan, all brass fixtures & stainless steel appliances including a Bosch gas stove. Heated porcelain tile floors in the kitchen & half bath off the kitchen. 9 ft ceilings on main & 8 ft on the top level. Custom closet in the back mud area leading out to a south facing back deck & fully fenced back yard. All windows & doors have been replaced in the home. Original hardwood flooring on the main level as well as in 2 bedrooms & the hallway up, truly adds to the character of this property. Upstairs features a 4 pce bath with mosaic tiles, custom wallpaper, brass fixtures & heated floors. Three bedrooms up, one with vinyl plank flooring & attached all weather sunroom (with AC). All bedrooms have double door closets & custom organizers. Both flights of stairs have been completely replaced. The basement has a separate entrance to an illegal bachelor suite down. Fully finished & completed with DMX wrap to the foundation. 4 pce bath & 2 egress windows down. Laundry room can also be found in the basement. Furnace is app...

Laundry room 16.75 Ft x 5.92 Ft  
 Other 8.75 Ft x 9.00 Ft  
 4pc Bathroom 5.67 Ft x 7.08 Ft  
 Bedroom 10.42 Ft x 9.75 Ft  
 Family room 10.00 Ft x 10.50 Ft  
 Other 11.92 Ft x 9.92 Ft

Family room 14.08 Ft x 8.83 Ft  
 Kitchen 8.92 Ft x 13.42 Ft  
 Dining room 6.92 Ft x 7.00 Ft  
 2pc Bathroom 2.58 Ft x 5.83 Ft  
 Primary Bedroom 18.50 Ft x 13.00 Ft  
 Bedroom 11.33 Ft x 12.75 Ft

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Other 6.08 Ft x 7.75 Ft

Other 14.08 Ft x 6.00 Ft

Living room 11.67 Ft x 15.17 Ft

Dining room 12.00 Ft x 14.75 Ft

4pc Bathroom 9.83 Ft x 5.75 Ft

Bedroom 11.92 Ft x 13.92 Ft

Sunroom 13.08 Ft x 6.75 Ft