



Hanney Nelson Real Estate Group

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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



1738 13 Avenue, Calgary, Alberta, T3C 0T9, Ca

MLS®# C4044594

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Property Value	\$695,000
Type	House
Style	2 Storey
Basement	Full
Parking	1
Year Built	1912
Living Area	1,506 sq.ft.
Lot Frontage	24.93 ft
Lot Size Area	302 m <sup>2</sup>
Bedrooms	4
Bathrooms	2 full & 1 half

## Description

This is it! You won't find another Stunning 1506 sq ft character two storey located on a quiet street in the heart of Sunalta, fully updated. Enjoy the beaming light throughout the open concept main floor with hardwood floors and slate tile - an entertaining sized chefs kitchen with top appliances, custom cabinets with brushstroke finish, apron sink and soft close drawers, luxurious powder room, fireplace, relaxing claw foot tub, 3 + 1 massive bedrooms, all new windows, mechanicals, two full bathrooms and one half bath, 100 amp electrical, fully developed lower level with 4th bedroom, full bath, family, play and laundry rooms, tons of storage and a built in desk A sizeable rear yard with single detached garage.







