

# \$1,500,000 - 1027 13 Avenue Sw, Calgary

MLS® #A2231561

**\$1,500,000**

2 Bedroom, 4.00 Bathroom, 1,656 sqft

Residential on 0.07 Acres

Beltline, Calgary, Alberta

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.

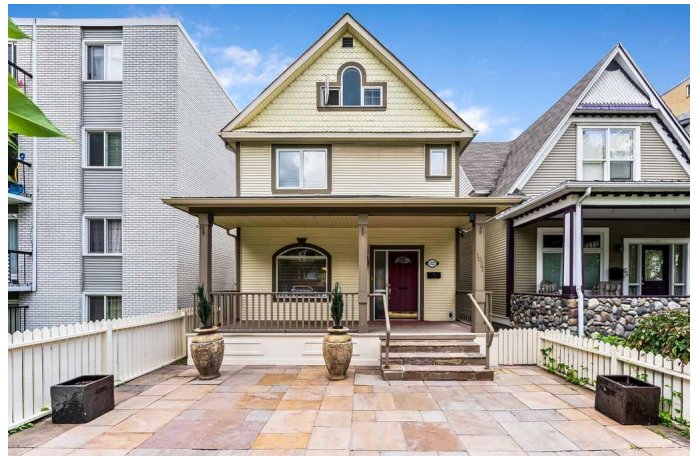
The fully developed basement offers a cozy media room and a dedicated home office, while the expansive third-level loft provides the perfect space for a third bedroom, kids' playroom, or creative studio.

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.

Built in 1909

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2231561    |
| Price      | \$1,500,000 |
| Bedrooms   | 2           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,656             |
| Acres          | 0.07              |
| Year Built     | 1909              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1027 13 Avenue Sw |
| Subdivision | Beltline          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2R 0L5           |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Storage                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                      |
| Cooling           | Central Air                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 15th, 2025  
Days on Market                70  
Zoning                              DC (pre 1P2007)

**Listing Details**

Listing Office                    CIR Realty

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