

\$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.

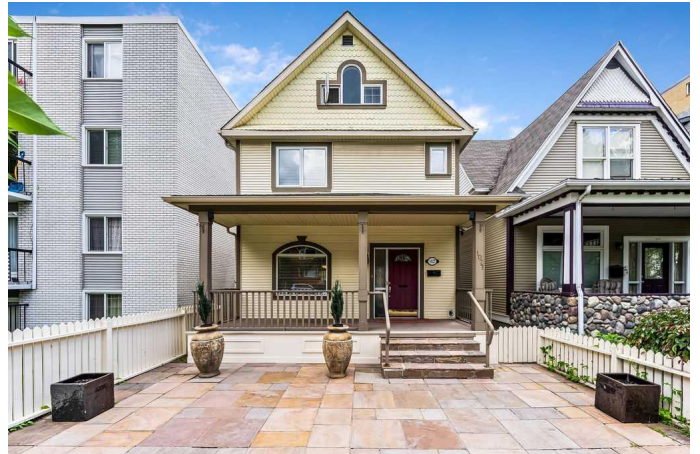
The fully developed basement offers a cozy media room and a dedicated home office, while the expansive third-level loft provides the perfect space for a third bedroom, kids'™ playroom, or creative studio.

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	Double Vanity, Granite Counters, Soaking Tub, Storage, Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Gas Cooktop
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	52
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
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