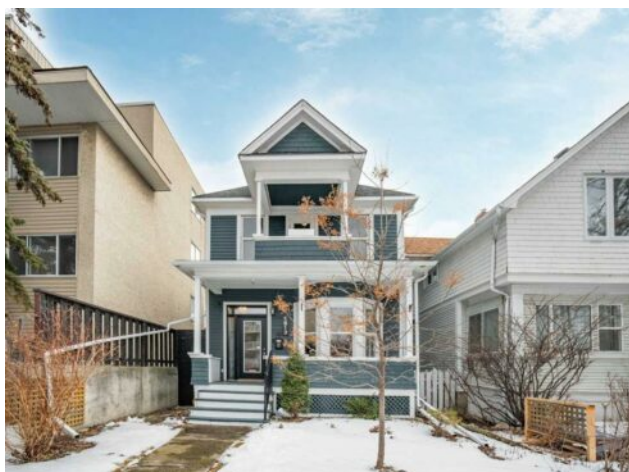


**1613 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2209935**



**\$865,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Soaking Tub		

**Inclusions:** Closets in primary bedroom, hot tub, alarm system, herb garden on the back deck

Welcome to this timeless heritage gem and a rare opportunity to live in this incredible location! Nestled in the vibrant and historic Sunalta neighbourhood, this beautifully restored 113 year old character home blends timeless charm with modern updates and convenience. Set on a picturesque tree-lined avenue, it features a beautifully landscaped, low-maintenance front yard—designed for effortless beauty, with perennials that will bloom beautifully in the summer. The private, fully fenced backyard offers a peaceful retreat, complete with a spacious “deck, storage shed, and a single detached garage that doubles as a workshop or creative space/art studio. Step inside and discover a thoughtfully designed open concept main floor with stunning hardwood throughout. The spacious living and dining area featuring the beautifully exposed brick chimney and a cozy fireplace adding warmth and character, making it the perfect space to unwind. The kitchen is a chef’s dream, featuring stainless steel appliances, granite counter-tops, two built-in ovens, a glass cook top, and custom cabinetry. A convenient two-piece powder room completes the main level. Upstairs, you are welcomed to the master retreat with a lofted sleeping area, dressing area, private balcony, and a luxurious fully renovated 5-piece ensuite with a soaker tub. The 2nd bedroom is spacious and has a newer balcony to soak in the south sun. The 3rd bedroom is perfect for your child's room or a great space for an in-home office and they share a renovated 3-piece bathroom with another steam shower. With significant upgrades including air conditioning, newer plumbing, electrical, insulation, windows, light fixtures, furnace (2021), and hot water tank (2018), this home seamlessly combines historic character with modern peace of mind. Living here means embracing an unbeatable

walkable lifestyle. Stroll under mature trees and admire the character homes in the neighbourhood, enjoy the Sunalta Wildflower Garden at the end of the street, or spend time at the nearby Royal Sunalta Park and tennis club just a block away. The off-leash dog park is only two blocks away, walking distance to downtown, and Calgary's scenic river pathways are just a short walk, offering the perfect setting for jogging, cycling, or a peaceful evening stroll. Trendy 17th Avenue, with its vibrant mix of cafes, restaurants, boutiques, and nightlife, is just minutes away, while grocery stores, theatres, and even your favourite hair and nail salon are all within easy reach. With three community breweries, two of which are family-friendly, and quick access to the C-Train for an effortless commute, this home is perfectly positioned to enjoy the best of inner-city living. This is a rare opportunity to own a piece of Calgary's history while enjoying modern comforts in one of the city's most sought-after neighbourhoods. Welcome Home!