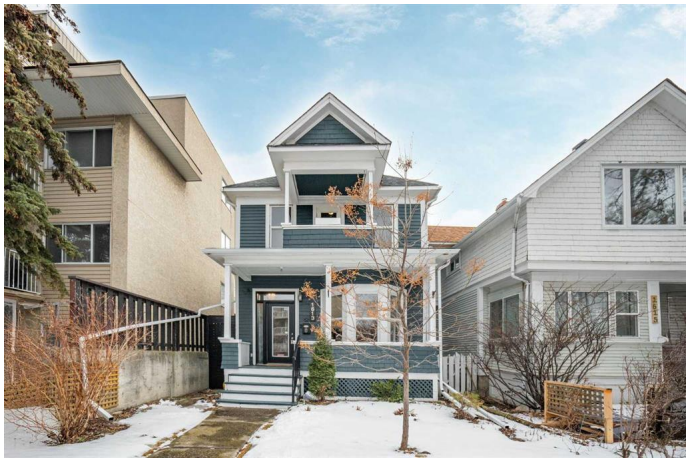
$899,900 - 1613 14 Avenue Sw, Calgary

MLS® #A2209935

$899,900
3 Bedroom, 3.00 Bathroom, 1,693 sqft
Residential on 0.07 Acres



Sunalta, Calgary, Alberta

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 yardâ€”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 20â€™x20â€™ 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 chefâ€™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 Calgaryâ€™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 Calgaryâ€™s history while enjoying modern comforts in one of the cityâ€™s most sought-after neighbourhoods. Welcome Home!

Built in 1912

Essential Information

MLS® #	A2209935
Price	$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,693
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1613 14 Avenue Sw
Subdivision	Sunalta
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0W6

Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

Interior

Interior Features	Soaking Tub
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	23
Zoning	M-CG

Listing Details

Listing Office	Royal LePage Benchmark

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