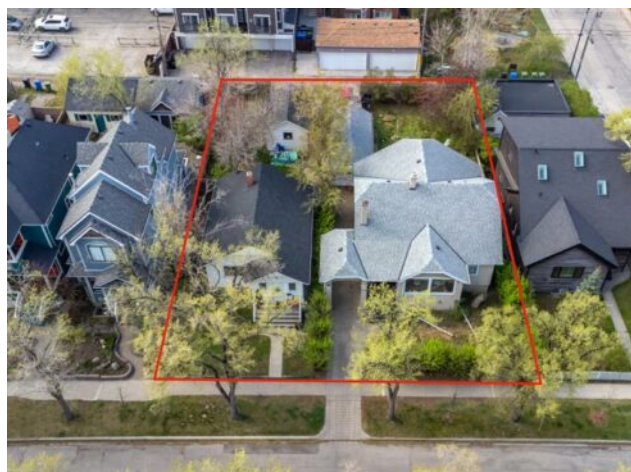


**1633 13 Avenue SW
Calgary, Alberta**

MLS # A2218009



\$800,000

Division:	Sunalta		
Type:	Residential/House		
Style:	Bungalow		
Size:	885 sq.ft.	Age:	1926 (99 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Prime Land Assembly Opportunity in Calgary's Sought-After Inner City Neighbourhood SUNALTA – 11,388 SQ.FT of Total Land! For sale with MLS #A2218012 for a total of \$2,100,000. Welcome to 1633 & 1635 13th Avenue SW – an exceptional opportunity to acquire two well-maintained, very liveable homes on a combined 11,388 sq ft of land, right in the heart of Calgary's vibrant Sunalta community. This rare offering presents immediate rental income potential while unlocking long-term development value under the flexible H-GO (Housing – Grade-Oriented) zoning, which has the possibility to support up to 8 three-story townhomes with legal suites. 1633 13 Ave is currently tenant occupied, bringing in \$2,350/month! The home features natural wood work, and charm not found in most houses nowadays. The house has been recently painted and updated with fresh luxury vinyl plank! Both properties are currently occupied and in very liveable condition, offering strong holding value for investors and developers alike, while you wait to develop. The generous lot size and central location make this an ideal canvas for your next infill development. This is an extremely rare opportunity for builders and investors. Situated on a quiet, tree-lined street, this location offers a perfect blend of peaceful residential living and unbeatable urban convenience. Just steps away, you'll find Calgary's iconic 17th Avenue – packed with trendy restaurants, cafés, bars, boutique shopping, fitness studios, and grocery stores. Sunalta LRT Station is a short walk away, providing quick access to downtown and the entire CTrain network. Don't miss your chance to tap into the massive potential that these lots hold! Buy and hold, redevelop, or both – opportunities like this are few and far between.