



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1027 13 Avenue SW
Calgary, Alberta

MLS # A2231561



\$1,500,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Storage		
Inclusions:	Cook-top Built-In, Downdraft System with Multiple Blower Options, A/C Unit Central		

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.