

\$619,900 - 1, 413 13 Avenue Ne, Calgary

MLS® #A2235097

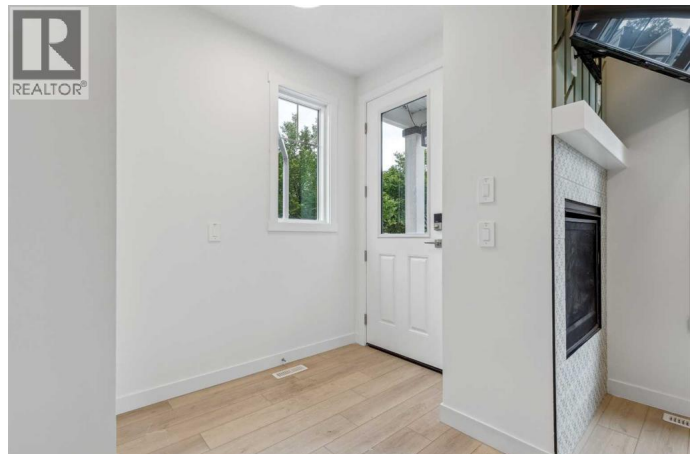
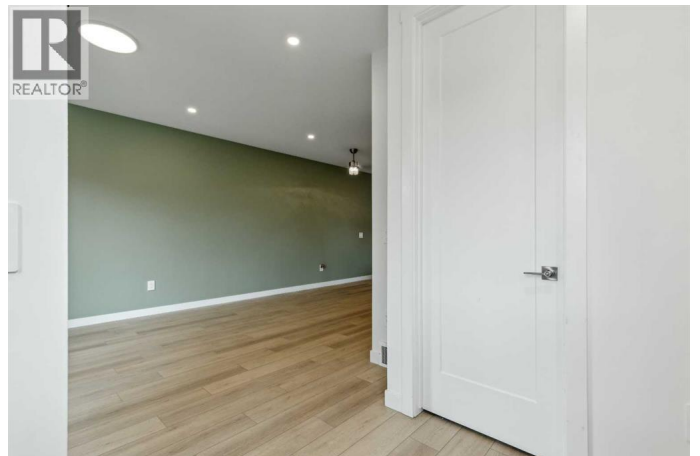
\$619,900

3 Bedroom, 4.00 Bathroom, 1,320 sqft

Single Family on 0.00 Acres

Renfrew, Calgary, Alberta

Welcome to this beautifully designed 2-storey home with a fully FINISHED BASEMENT, offering the perfect balance of modern comfort, upscale finishes, and an unbeatable location. Nestled on a quiet street just one block from Edmonton Trail and minutes from Bridgeland, East Village, and 16th Avenue, youâ€™ll love the vibrant lifestyle this home offersâ€”close to cafes, restaurants, shopping, parks, and more! With 1784 sq ft of thoughtfully designed living space, this home features 3 bedrooms/3.5 bathrooms, a luxury kitchen, and contemporary design throughout. On the main floor, the bright, open-concept layout is ideal for entertaining or relaxing. The kitchen is a true highlight, featuring ceiling-height custom cabinetry, sleek quartz countertops, designer tile backsplash, a central island with bar seating, built-in pantry, and a premium stainless steel appliance package. A cozy dining area easily fits a 4-6 person table, while the spacious living room offers a gas fireplace, large window, and stylish feature wall for the perfect ambiance. Upstairs, youâ€™ll find two generously sized bedrooms, each with its own private ensuite. The primary suite includes a walk-in closet with custom shelving and a 4-piece ensuite with dual sinks and a tiled walk-in shower. The second bedroom features walk-in closet and a 4-piece bathroom with a tub/shower combo. A convenient laundry area and linen closet complete this level. Downstairs, the fully developed basement featuring a spacious recreation



room with a full wet bar, a third bedroom with a built-in closet, and a full 4-piece bathroomâ€”perfect for guests or a home office. Located steps from the Renfrew Aquatic Centre, local parks, community skating rinks, schools, walking paths, and lookout points, this is inner-city living at its best. Quick access to Deerfoot Trail makes commuting a breeze, and youâ€™re only minutes from Calgary Zoo, Telus Spark, and all the best the inner city has to offer. This home truly has it allâ€”modern finishes, a functional layout, and a location that canâ€™t be beat. Donâ€™t miss this rare opportunityâ€”book your showing today!

(id:6289)

Built in 2022

Essential Information

Listing #	A2235097
Price	\$619,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1, 413 13 Avenue Ne
Subdivision	Renfrew
City	Calgary
Province	Alberta
Postal Code	T2E1C3

Amenities

Amenities	Schools, Shopping
Features	Back lane, No Smoking Home

Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Complete Realty
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