

# \$699,888 - 2, 426 13 Avenue Ne, Calgary

MLS® #A2257423

**\$699,888**

3 Bedroom, 4.00 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Renfrew, Calgary, Alberta

LAST UNIT! Check out the 3D tour! NO CONDO FEES | OVER 2000 SQFT OF LIVING SPACE | 5 MINS TO DOWNTOWN.

Welcome to a stunning, brand-new townhome in the sought-after neighbourhood of Renfrew, featuring no condo fees. With 9 ft ceilings through-out all 3 levels, the main level boasts an open-concept design, seamlessly integrating the living room with an electric fireplace, a dining area, a half bath and a modern kitchen, creating a perfect space for entertaining and family gatherings. Upstairs, you'll find 2 spacious bedrooms with en-suite bathrooms as well as walk-in closets and a convenient laundry room. The fully finished basement extends your living space with an additional bedroom, full bathroom, recreational room, and wet bar. A single car detached garage and a fully fenced backyard complete this exceptional home, offering both privacy and convenience in a prime location. With contemporary design and high-quality finishes throughout, this home combines comfort, style, and affordability in a prime location only few minutes from Downtown, highway 1 and Deerfoot trail access. (id:6289)

Built in 2024

## Essential Information

Listing # A2257423

Price \$699,888



Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2, 426 13 Avenue Ne
Subdivision	Renfrew
City	Calgary
Province	Alberta
Postal Code	T2E1C2

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Wet bar, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Hood Fan, Garage door opener, Washer/Dryer Stack-Up
Heating	Central heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete, Wood

### Listing Details

Listing Office

Royal LePage METRO



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