

# \$975,000 - 701 13a Street Ne, Calgary

MLS® #A2257975

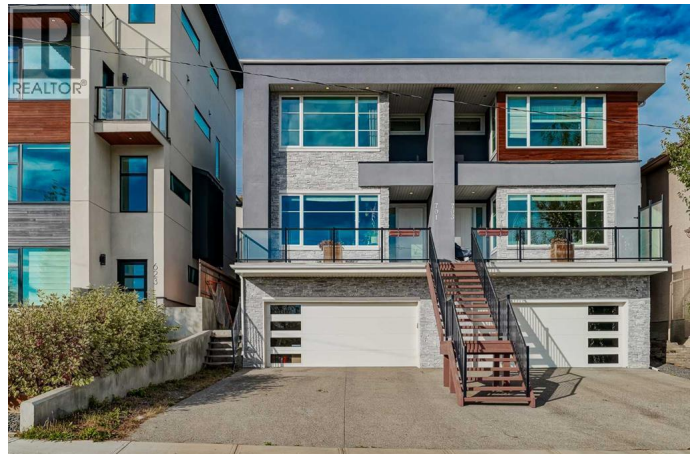
**\$975,000**

4 Bedroom, 4.00 Bathroom, 2,307 sqft

Single Family on 0.06 Acres

Renfrew, Calgary, Alberta

Semi-detached units in inner city Calgary may seem like a dime a dozen. But not this one. Perched atop one of Calgary's most dynamic inner-city neighbourhoods, Renfrew, surrounded by green spaces everywhere and commanding UNOBSTRUCTED SUNRISE VIEWS & immediate access to Bottom Lands Park and walking and biking paths, here comes an opportunity unlike no other. Boasting 4 bedrooms, 3.5 bathrooms, a FULLY FINISHED BASEMENT, and ALMOST 3000 sq ft of developed space, your future home features high ceilings throughout, high-end finishes, and an exceptionally bright open concept. No more compromising or having to share spaces stepping on each others toes, there is room for your entire family and your guests too! Besides the spacious indoors, your private backyard has been upgraded and now features a custom deck, pergola, and hot tub, perfect for entertaining or a quiet night in. Forget having to park on the street, carrying groceries in the rain, or tracking mud and snow from the car in. Most duplexes may have a detached garage, but not here. A spacious DOUBLE ATTACHED GARAGE provides convenience, practicality, and safety for all your belongings. Last, forget having to drive the kids to cool places, your future home is a 15 minute walk to the Telus Spark Science Centre and a 20 minute walk to The Calgary Zoo, perfect for your little ones. Forget traffic! There are less than 20 neighbouring residences in your street,



providing even more peace of mind for your kids playing outside. If you keep an eye on the market, you know that homes that have all 3: 1) views, 2)location, and 3)finishes like this are beyond rare and donâ€™t last long, call your Realtor of choice and book a showing today. (id:6289)

Built in 2015

**Essential Information**

Listing #	A2257975
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,307
Acres	0.06
Year Built	2015
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	701 13a Street Ne
Subdivision	Renfrew
City	Calgary
Province	Alberta
Postal Code	T2E4S4

**Amenities**

Features	Other, Back lane, Wet bar, Closet Organizers
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

**Interior**

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Wine Fridge, Dryer, Microwave, Hood Fan
Heating	Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Stone, Stucco
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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