

\$649,900 - Unit A, 413 13 Avenue Ne, Calgary

MLS® #A2096740

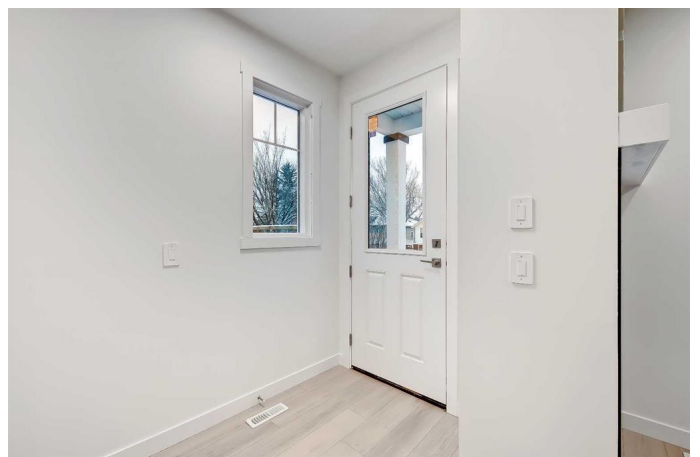
\$649,900

3 Bedroom, 4.00 Bathroom, 1,196 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

YOU CAN'T BEAT THIS LOCATION IN RENFREW with this BRAND NEW 2-storey TOWNHOME w/ FULLY DEVELOPED BASEMENT! One block away from Edmonton Trail, just south of 16th Ave, with all the trendy shopping, restaurants, and hangout spots in Bridgeland and East Village just outside your doorstep! And just down the road in Ramsey, you have quick access to walking paths, lookout points, the Renfrew Aquatic Centre, community skating rinks, schools, parks, and more! It's an ideal location for any young couple looking to live in the area who don't want to sacrifice luxury or convenience! Spread out across 1,748 sq ft of developed living space, including 3 bedrooms, a large L-shaped luxury kitchen, and a fully developed basement! The open-concept main floor features a chef-inspired kitchen with ceiling-height custom cabinetry, a modern tile backsplash, designer pendant lights, a central island with bar seating, a good-sized built-in pantry, and a lovely stainless steel appliance package. A cozy dining area fits a 4-6 person table, perfect for date night or when your friends come over for dinner! The spacious living room centres on an oversized window and an inset gas fireplace with a modern tile surround, mantle, and eye-catching feature wall. Upstairs, two bedrooms with private ensuite await, with a linen closet and stacked washer/dryer for convenience. The primary bedroom features a large walk-in closet w/built-in custom shelving and a 4-piece



ensuite w/ dual sinks, quartz counter, and large shower w/ full-height tile surround. The secondary bedroom actually has TWO WALK-IN CLOSETS and a 4-pc bath w/ contemporary tub/shower combo w/ full-height tile surround. The basement gives you an additional 550 sq ft of living space, including a large recreation area with a full wet bar, a storage room, and an additional bedroom w/ a built-in closet and private 4-piece ensuite. Living in Renfrew is unlike any other, w/ easy access to Bridgeland & all its shops & amenities, Tom Campbell Hill Off-Leash, Telus Spark & the Calgary Zoo, the Renfrew Community Association & Skating Rink, plus all the restaurants & shops along Edmonton Trail! Deerfoot is just a stoneâ€™s throw away, too, giving you complete access to the entire city for easy commuting or for play. Drive around the neighbourhood, stop into an open house, or book your private viewing to see your new home for yourself â€“ you will love what you see!

Built in 2023

Essential Information

MLS® #	A2096740
Price	\$649,900
Sold Price	\$638,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,196
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	Unit A, 413 13 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0H6

Amenities

Amenities	Other
Parking Spaces	1
Parking	Assigned, Single Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Other
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 7th, 2023
Date Sold	April 14th, 2024
Days on Market	127
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX HOUSE OF REAL ESTATE

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