

\$999,900 - 708 13 Street Ne, Calgary

MLS® #A2142554

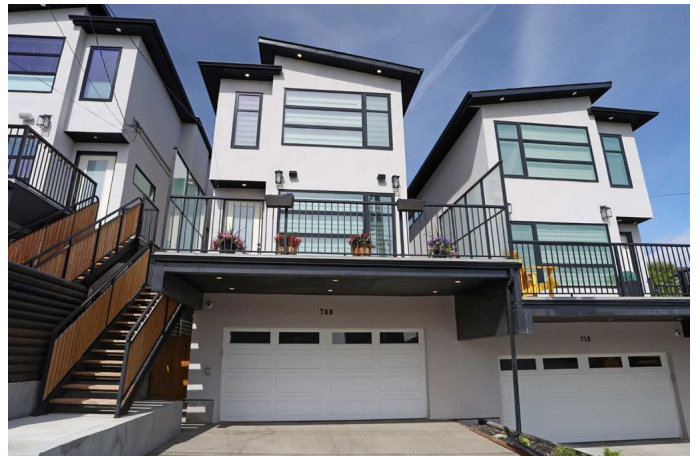
\$999,900

3 Bedroom, 4.00 Bathroom, 2,839 sqft

Residential on 0.06 Acres

Renfrew, Calgary, Alberta

In one of the most exclusive locations in the popular inner city community of Renfrew is where you'll find this truly spectacular custom home, walking distance to Bottomlands Park & just minutes to Tom Campbell's Hill Natural Park & SPARK Telus Science Centre. Backing West onto a wooded ravine & hillside, this stunning 3 storey home enjoys engineered hardwood floors & quartz countertops, flat 9ft ceilings throughout, oversized garage with heated floors & over 2800sqft of above-grade air-conditioned living. Sensational open concept design drenched in warm natural light, from the gracious dining room with built-in cabinets to the West-facing living room with its sleek contemporary fireplace & expanse of windows. The fully-loaded showpiece kitchen is sure to impress with its glistening quartz counters & massive 14ft island, 2-toned cabinetry with soft-close doors & drawers, undercabinet lighting & upgraded stainless steel appliances including Adora dishwasher, Whirlpool French door fridge/freezer plus Frigidaire gas cooktop & built-in convection oven. On the bedroom level there are 3 fantastic bedrooms & 2 full bathrooms highlighted by the owners' retreat has wall-to-wall windows & spa-inspired ensuite with heated floors, free-standing soaker tub, quartz-topped double vanities & oversized glass shower. Between the bedrooms is the laundry with built-in cabinets & stacking Samsung washer/dryer. Ground level is beautifully finished with smashing rec



room area complete with quartz-topped wet bar with wine storage, bathroom with large walk-in shower & 2nd set of laundry hook-ups, & access into the insulated & drywalled 2 car garage with loads of storage space. No shortage of outdoor space with a sunny 300+sqft East-facing deck & private West backyard with balcony & covered patio& both with gas BBQ lines. Additional features of this outstanding modern home include Ecobee thermostat, built-in ceiling speakers & LED lighting, triple-pane windows, fire sprinkler system on all 3 levels & Hunter Douglas blinds. An extraordinary home you won't soon forget, only minutes to area schools & parks, Calgary Zoo, sports fields, walking trails & easy access to downtown.

Built in 2022

Essential Information

MLS® #	A2142554
Price	\$999,900
Sold Price	\$985,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,839
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	708 13 Street Ne
Subdivision	Renfrew
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 4S3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Greenbelt, No Neighbours Behind, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 5th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.