

\$899,900 - 523 13 Avenue Ne, Calgary

MLS® #A2160727

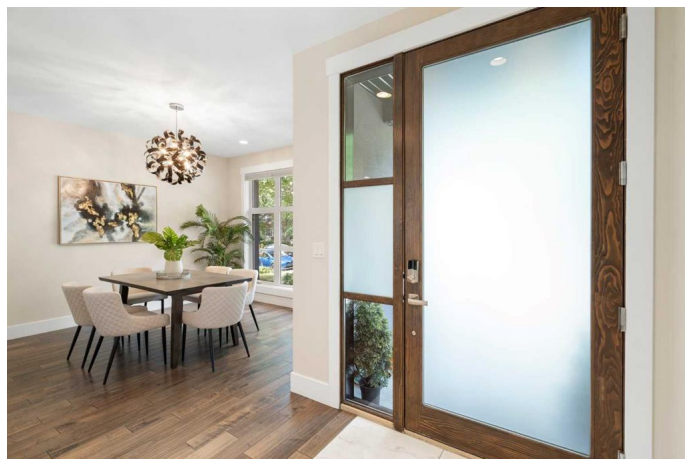
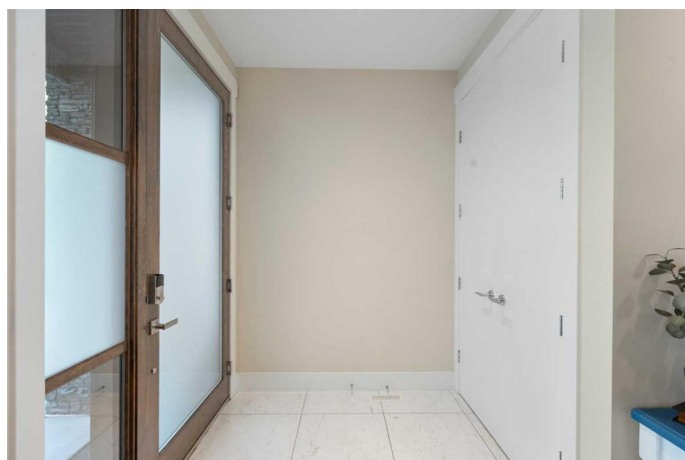
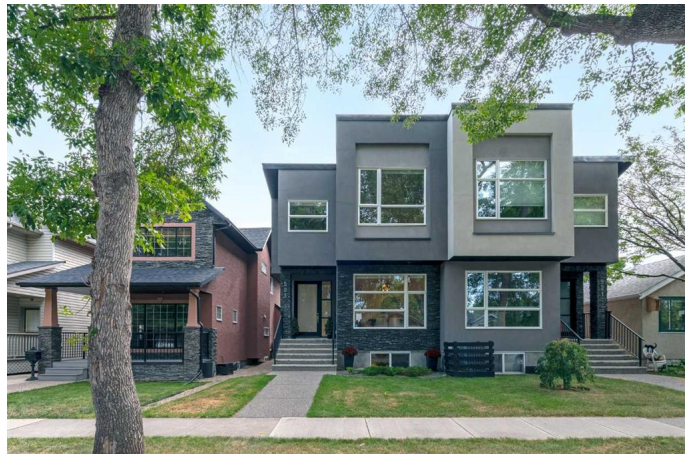
\$899,900

4 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

Welcome to this fabulous home on a beautiful tree-lined street in the vibrant community of Renfrew! Steps from numerous amenities, parks, and schools and a quick commute to the downtown core, within walking distance of restaurants, coffee shops, and pubs on Edmonton Trail and the neighbouring community of Bridgeland. Upon entering, you will find an open-concept main floor with abundant natural light flowing from a large dining room window, offering a serene view of the lush canopy trees along 13th Avenue. Move into the sleek contemporary kitchen with quartz countertops, high gloss ceiling height cabinets, undermount lighting and a large centre island. The spacious living room features a cozy gas fireplace and a large SOUTH-facing window overlooking the professionally landscaped backyard, a perfect extension of the main floor living space. This home is designed for entertaining and hosting, with a fantastic layout that is sure to impress! Move along to the upper floor, where you will find 3 incredibly spacious bedrooms with soaring vaulted ceilings, making the rooms feel bigger and brighter than your typical infill bedrooms. The primary suite features a walk-in closet and a large 5-piece spa-style ensuite with a jetted soaker tub, a beautifully tiled shower, and a large window for ample natural light—a four-piece bath and laundry room with a sink complete the upper floor. The fully finished basement has an additional large bedroom, a 4-piece bath and a spacious rec



room with a full wet bar. Other features include flat painted ceilings, two skylights, hardwood floors on the main and upper hallway, Central Air, built-in speakers, abundant high-quality storage space on all three floors, downtown views from the South bedrooms, blackout window coverings and a double detached garage. Take advantage of the opportunity to view this beautiful home and make it your own!

Built in 2015

Essential Information

MLS® #	A2160727
Price	\$899,900
Sold Price	\$930,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,969
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	523 13 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1C5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Storage
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	August 30th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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