

# \$1,199,000 - 509 & 511 13 Avenue Ne, Calgary

MLS® #A2208196

**\$1,199,000**

5 Bedroom, 2.00 Bathroom, 2,162 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

Exceptional Investment Opportunity in Renfrew â€“FULL Duplex (BOTH SIDES!) on One Title with Endless Potential. Hereâ€™s your chance to secure a fully equipped side-by-side FULL duplex (#509 and #511! ) on one title, ideally situated on a generous 50' x 120' lot in the sought-after inner-city community of Renfrew. Whether you're a savvy investor looking for strong, immediate cash flow, or a developer exploring redevelopment options, this property checks all the boxes. Each main unit offers 1,081 sqft above grade and features 3 bedrooms (2 up + 1 den/bedroom), updated flooring, bright and spacious living areas with large windows and cozy fireplaces, and functional kitchens designed for everyday comfort. The basement units are 964 sf and have 2 bedrooms, 1 bathroom, living room + kitchen +laundry + den (storage) or it can also be a bedroom if necessary. Private separate basement entrances open the door to converting this property into four self-contained income-generating suites, dramatically increasing your rental potential. Outside, enjoy the convenience of a double detached garage plus an extended parking pad, offering ample space for tenants. Bonus: Both units 509 and 511 are occupied by long-term tenants (11 and 9 years), who would love to stayâ€™providing you with turnkey rental income of \$2,800/month and \$2,600/month, respectively. Situated just steps from two parks and minutes from Bridgelandâ€™s vibrant shops and



restaurants, top-rated schools, public transit, major roadways, downtown Calgary, the Calgary Zoo, and TELUS Sparkâ€”this location is truly unbeatable for both renters and future redevelopment. Whether you hold, renovate, or rebuild, this property is a smart investment in a high-demand location. Opportunities like this are rareâ€”act fast!

Built in 1978

### Essential Information

MLS® #	A2208196
Price	\$1,199,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,162
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	509 & 511 13 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1C5

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Oversized, Parking Pad, See Remarks, Stall
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	72
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

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 MLSÂ®, Multiple Listing ServiceÂ® 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.