\$609,900 - 1, 413 13 Avenue Ne, Calgary

MLS® #A2235097

\$609,900

3 Bedroom, 4.00 Bathroom, 1,320 sqft Residential on 0.00 Acres

Renfrew, Calgary, Alberta

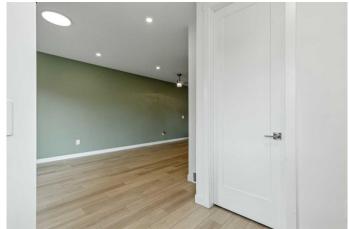
Welcome to this beautifully designed 2-storey home with a fully FINISHED BASEMENT, offering the perfect balance of modern comfort, upscale finishes, and an unbeatable location. Nestled on a quiet street just one block from Edmonton Trail and minutes from Bridgeland, East Village, and 16th Avenue, you'II love the vibrant lifestyle this home offersâ€"close to cafes, restaurants, shopping, parks, and more!

With 1784 sq ft of thoughtfully designed living space, this home features 3 bedrooms/3.5 bathrooms, a luxury kitchen, and contemporary design throughout.

On the main floor, the bright, open-concept layout is ideal for entertaining or relaxing. The kitchen is a true highlight, featuring ceiling-height custom cabinetry, sleek quartz countertops, designer tile backsplash, a central island with bar seating, built-in pantry, and a premium stainless steel appliance package. A cozy dining area easily fits a 4-6 person table, while the spacious living room offers a gas fireplace, large window, and stylish feature wall for the perfect ambiance.

Upstairs, you'II find two generously sized bedrooms, each with its own private ensuite. The primary suite includes a walk-in closet with custom shelving and a 4-piece ensuite with dual sinks and a tiled walk-in shower. The second bedroom features walk-in closet and a







4-piece bathroom with a tub/shower combo. A convenient laundry area and linen closet complete this level.

Downstairs, the fully developed basement featuring a spacious recreation room with a full wet bar, a third bedroom with a built-in closet, and a full 4-piece bathroomâ€"perfect for guests or a home office.

Located steps from the Renfrew Aquatic Centre, local parks, community skating rinks, schools, walking paths, and lookout points, this is inner-city living at its best. Quick access to Deerfoot Trail makes commuting a breeze, and you're only minutes from Calgary Zoo, Telus Spark, and all the best the inner city has to offer.

This home truly has it allâ€"modern finishes, a functional layout, and a location that can't be beat. Don't miss this rare opportunityâ€"book your showing today!

Built in 2022

Essential Information

MLS® # A2235097 Price \$609,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,320

Acres 0.00 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1, 413 13 Avenue Ne

Subdivision Renfrew
City Calgary
County Calgary
Province Alberta
Postal Code T2E 1C3

Amenities

Amenities None

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home,

Double Vanity, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer,

Range Hood

Heating Forced Air, High Efficiency

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features Other

Lot Description Back Lane

Roof Asphalt Shingle Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 28th, 2025

Days on Market 123

Zoning M-CG d72

Listing Details

Listing Office RE/MAX Complete Realty

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