# \$729,990 - 2, 426 13 Avenue Ne, Calgary

MLS® #A2209083

## \$729,990

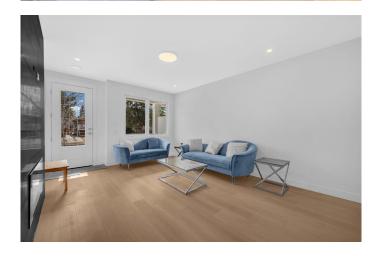
3 Bedroom, 4.00 Bathroom, 1,493 sqft Residential on 0.03 Acres

Renfrew, Calgary, Alberta

Check out the 3D tour! NO CONDO FEES | OVER 2000 SQFT OF LIVING SPACE | 5 MINS TO DOWNTOWN. Welcome to a stunning, brand-new townhome in the sought-after neighbourhood of Renfrew, featuring no condo fees. With 9 ft ceilings through-out all 3 levels, the main level boasts an open-concept design, seamlessly integrating the living room with an electric fireplace, a dining area, a half bath and a modern kitchen, creating a perfect space for entertaining and family gatherings. Upstairs, you'll find 2 spacious bedrooms with en-suite bathrooms as well as walk-in closets and a convenient laundry room. The fully finished basement extends your living space with an additional bedroom, full bathroom, recreational room, and wet bar. A single car detached garage and a fully fenced backyard complete this exceptional home, offering both privacy and convenience in a prime location. With contemporary design and high-quality finishes throughout, this home combines comfort, style, and affordability in a prime location only few minutes from Downtown, highway 1 and Deerfoot trail access. Please note - Photos are from Unit 1.







Built in 2024

#### **Essential Information**

MLS® # A2209083 Price \$729,990 Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,493

Acres 0.03

Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 2, 426 13 Avenue Ne

Subdivision Renfrew
City Calgary
County Calgary

Province Alberta

Postal Code T2E 1C2

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Wet Bar

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave, Range

Hood, Refrigerator, Washer/Dryer Stacked

Heating Central

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, See Remarks

Roof Asphalt

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete, Wood

### **Additional Information**

Date Listed April 6th, 2025

Days on Market 29

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage METRO

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