

**1, 413 13 Avenue NE  
 Calgary, Alberta**
**MLS # A2235097**
**\$594,900**


<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 140
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** NA

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'll love the vibrant lifestyle this home offers—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'll 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 bathroom—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 all—modern finishes, a functional layout, and a location that can't be beat. Don't miss this rare opportunity—book your showing today!