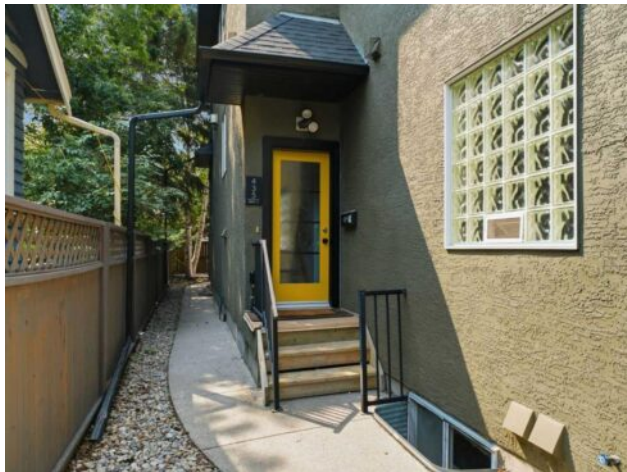


2, 435 13 Avenue NE
Calgary, Alberta

MLS # A2336572



\$514,999

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,262 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Common, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to your urban sanctuary in the heart of coveted Renfrew. Tucked away on a quiet, tree-lined street, this meticulously maintained 3-bedroom townhouse offers the ultimate blend of inner-city convenience and peaceful simplicity. Step inside to a bright, sun-drenched main floor featuring gleaming hardwood floors and an expansive layout designed for everyday living and effortless entertaining. The gourmet eat-in kitchen is a chef's delight, complete with sleek quartz countertops, stainless steel appliances, abundant prep space, and thoughtful custom storage. Flow seamlessly into the warm and inviting living room, where a classic gas fireplace serves as the centerpiece and a massive south-facing window floods the entire space with warm natural light. A discrete main-floor powder room completes this level. Upstairs, discover a spacious principal retreat boasting a generous walk-in closet and a private ensuite bath. Two additional bedrooms, a full secondary bathroom, and dedicated upper-level laundry offer ultimate family or work-from-home flexibility. Downstairs, step directly into your attached garage, offering secure parking and seamless lower-level access. Unbeatable inner-city location! Enjoy an easy 30-minute walk or brief transit ride to Downtown Calgary, plus instant access to major roadways, the city pathway network, trendsetting local dining, the Renfrew Aquatic Centre, Telus Spark, and the Calgary Zoo. Exceptional value with remarkably low condo fees and utility costs!