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2, 435 13 Avenue NE
Calgary, Alberta

MLS # A2349271

$492,700

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, Garage Door Opener, 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: N/A

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.Welcome to your urban sanctuary in coveted Renfrew! Tucked away on a quiet, tree-lined street, this meticulously maintained 3-bedroom townhouse perfectly blends inner-city convenience with peaceful living. The bright, sun-drenched main floor boasts gleaming hardwood, a discreet powder room, and a gourmet kitchen equipped with sleek quartz countertops, stainless steel appliances, and custom storage. The warm living room centers around a classic gas fireplace, framed by a massive south-facing window that bathes the space in natural light. Upstairs, the spacious primary retreat features a walk-in closet and private ensuite, accompanied by two flexible bedrooms, a full secondary bath, and dedicated upper-level laundry. Complete with attached garage access, remarkably low condo fees, and low utility costs, this home offers unbeatable value. Enjoy a 30-minute walk to Downtown Calgary, quick access to major routes, pathways, local dining, the Renfrew Aquatic Centre, TELUS Spark, and the Calgary Zoo!

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