

\$639,900 - 1, 413 13 Avenue Ne, Calgary

MLS® #A2235097

\$639,900

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

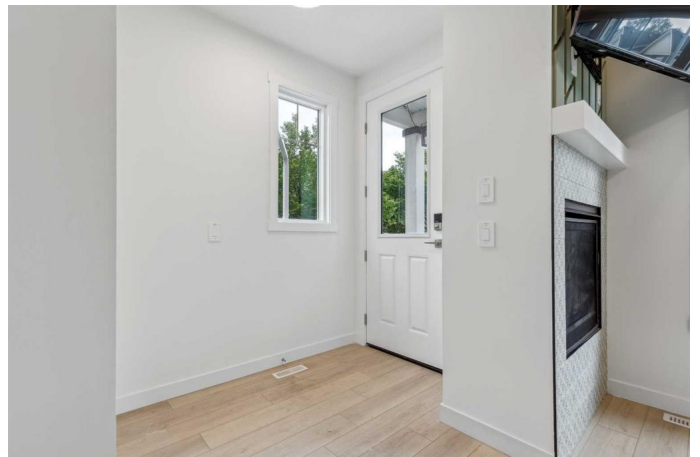
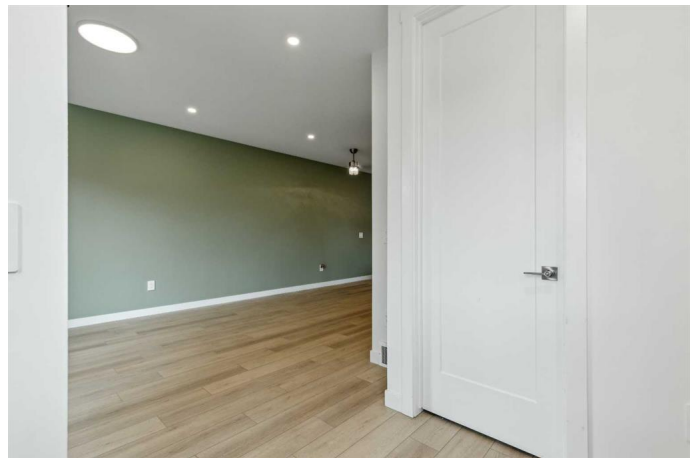
Renfrew, Calgary, Alberta

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, youâ€™ll 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, youâ€™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 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 youâ€™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 canâ€™t be beat. Donâ€™t miss this rare opportunityâ€”book your showing today!

Built in 2022

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2235097 |
| Price | \$639,900 |
| 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), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, High Efficiency |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, 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 | 59 |
| Zoning | M-CG d72 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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