

# \$975,000 - 701 13a Street Ne, Calgary

MLS® #A2257975

**\$975,000**

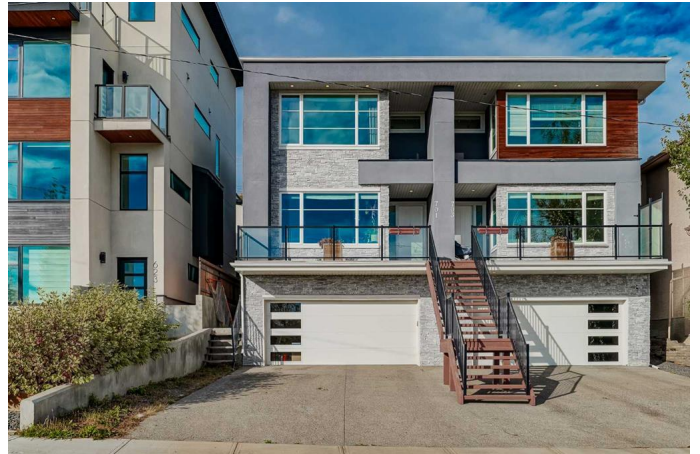
4 Bedroom, 4.00 Bathroom, 2,307 sqft

Residential on 0.06 Acres

Renfrew, Calgary, Alberta

Semi-detached units in inner city Calgary may seem like a dime a dozen. But not this one. Perched atop one of Calgary's most dynamic inner-city neighbourhoods, Renfrew, surrounded by green spaces everywhere and commanding UNOBSTRUCTED SUNRISE VIEWS & immediate access to Bottom Lands Park and walking and biking paths, here comes an opportunity unlike no other. Boasting 4 bedrooms, 3.5 bathrooms, a FULLY FINISHED BASEMENT, and ALMOST 3000 sq ft of developed space, your future home features high ceilings throughout, high-end finishes, and an exceptionally bright open concept. No more compromising or having to share spaces stepping on each others toes, there is room for your entire family and your guests too! Besides the spacious indoors, your private backyard has been upgraded and now features a custom deck, pergola, and hot tub, perfect for entertaining or a quiet night in. Forget having to park on the street, carrying groceries in the rain, or tracking mud and snow from the car in. Most duplexes may have a detached garage, but not here. A spacious DOUBLE ATTACHED GARAGE provides convenience, practicality, and safety for all your belongings.

Last, forget having to drive the kids to cool places, your future home is a 15 minute walk to the Telus Spark Science Centre and a 20 minute walk to The Calgary Zoo, perfect for



your little ones. Forget traffic! There are less than 20 neighbouring residences in your street, providing even more peace of mind for your kids playing outside. If you keep an eye on the market, you know that homes that have all 3: 1) views, 2)location, and 3)finishes like this are beyond rare and donâ€™t last long, call your Realtor of choice and book a showing today.

Built in 2015

### Essential Information

MLS® #	A2257975
Price	\$975,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,307
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	701 13a Street Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4S4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Steam Room
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Other, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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