

2, 426 13 Avenue NE  
Calgary, Alberta

MLS # A2209083

\$729,990

|           |                                   |        |                  |
|-----------|-----------------------------------|--------|------------------|
| Division: | Renfrew                           |        |                  |
| Type:     | Residential/Five Plus             |        |                  |
| Style:    | 2 Storey                          |        |                  |
| Size:     | 1,493 sq.ft.                      | Age:   | 2024 (1 yrs old) |
| Beds:     | 3                                 | Baths: | 3 full / 1 half  |
| Garage:   | Single Garage Detached            |        |                  |
| Lot Size: | 0.03 Acre                         |        |                  |
| Lot Feat: | Back Lane, Back Yard, See Remarks |        |                  |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Central  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Vinyl  | Sewer:     | -    |
| Roof:       | Asphalt  | Condo Fee: | -    |
| Basement:   | Finished, Full   | LLD:       | -    |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame   | Zoning:    | R-CG |
| Foundation: | Poured Concrete, Wood  | Utilities: | -    |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar |            |      |
| Inclusions: | N/A  |            |      |

Check out the 3D tour! NO CONDO FEES | OVER 2000 SQFT OF LIVING SPACE | 5 MINS TO DOWNTOWN. Welcome to a stunning, brand-new townhome in the sought-after neighbourhood of Renfrew, featuring no condo fees. With 9 ft ceilings through-out all 3 levels, the main level boasts an open-concept design, seamlessly integrating the living room with an electric fireplace, a dining area, a half bath and a modern kitchen, creating a perfect space for entertaining and family gatherings. Upstairs, you'll find 2 spacious bedrooms with en-suite bathrooms as well as walk-in closets and a convenient laundry room. The fully finished basement extends your living space with an additional bedroom, full bathroom, recreational room, and wet bar. A single car detached garage and a fully fenced backyard complete this exceptional home, offering both privacy and convenience in a prime location. With contemporary design and high-quality finishes throughout, this home combines comfort, style, and affordability in a prime location only few minutes from Downtown, highway 1 and Deerfoot trail access. Please note - Photos are from Unit 1.