

# \$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

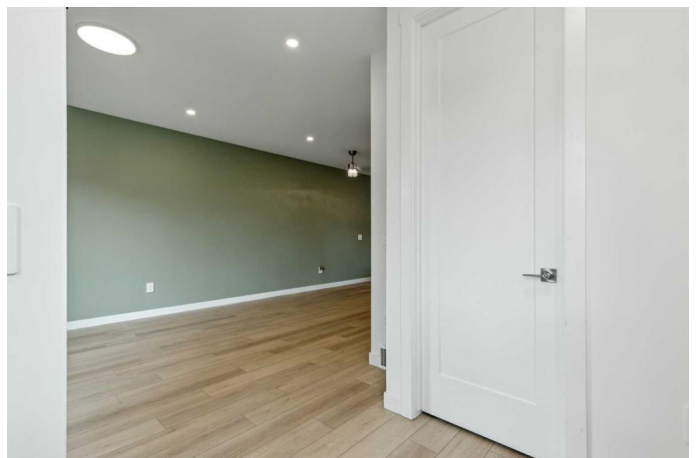
Renfrew, Calgary, Alberta

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 bathroom—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 you're only minutes from Calgary Zoo, Telus Spark, and all the best the inner city has to offer.

This home truly has it all—modern finishes, a functional layout, and a location that can't be beat. Don't miss this rare opportunity—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	56
Zoning	M-CG d72

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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