

# \$729,990 - 2, 426 13 Avenue Ne, Calgary

MLS® #A2209083

**\$729,990**

3 Bedroom, 4.00 Bathroom, 1,493 sqft

Residential on 0.03 Acres

Renfrew, Calgary, Alberta

**LAST UNIT! 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.

Built in 2024

## Essential Information

MLS® # A2209083

Price \$729,990



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,493         |
| Acres          | 0.03          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2, 426 13 Avenue Ne |
| Subdivision | Renfrew             |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2E 1C2             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked         |
| Heating           | Central  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Other                              |
| Lot Description   | Back Lane, Back Yard, See Remarks  |
| Roof              | Asphalt                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete, Wood              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 55              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.