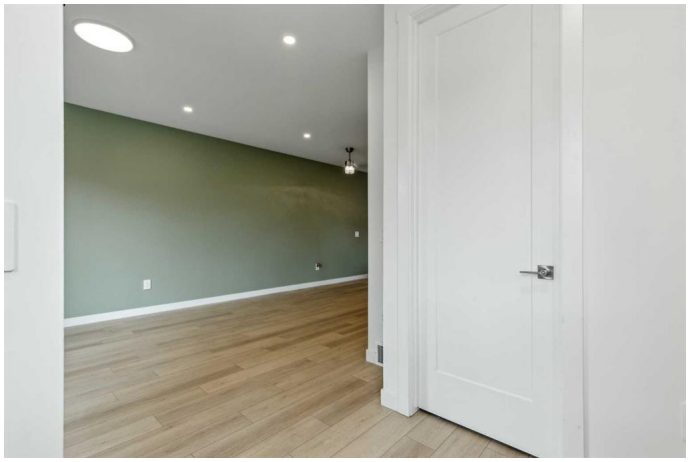
$609,900 - 1, 413 13 Avenue Ne, Calgary

MLS® #A2235097

$609,900
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	$609,900
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	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Bar
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, High Efficiency
Cooling	None
Has Basement	Yes
Basement	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	129
Zoning	M-CG d72

Listing Details

Listing Office	RE/MAX Complete Realty

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