



THE A-TEAM

RE/MAX FIRST

426 13 Avenue #3, Calgary T2E 1C2

MLS@#: A2156753 Area: Renfrew Listing Date: 08/10/24 List Price: \$739,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 1,680 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Back Yard, Landscaped, Street Lighting
Park Feat: Single Garage Detached

DOM

39
Layout
Beds: 3 (2 1)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: Other, Private Yard
Construction: Concrete, Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Vinyl
Water Source:
Fnd/Bsmt: Poured Concrete, Wood
Kitchen Appl: Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Int Feat: Kitchen Island, Open Floorplan, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, 4pc Ensuite bath, etc.

Legal/Tax/Financial

Title: Fee Simple
Zoning: R-CG

Legal Desc:

791P

Remarks

Pub Rmks:

NO CONDO FEES | APPROX 2000 SQFT OF LIVING SPACE | Welcome to a stunning, brand-new townhome in the sought-after Renfrew neighborhood of Calgary, featuring no condo fees. 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, 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 form Downtown and major highway access.

Inclusions:

N/A

Property Listed By:

Royal LePage METRO

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123