



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

Finished Floor Area

Abv Sqft:

1,481

Low Sqft:

Lot Sz Ar:

1,680 sqft

Ttl Sqft:

1,481

Lot Shape:

DOM

103

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Landscaped,Street Lighting
Single Garage Detached**

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

Room	Level	Dimensions
Living Room	Main	12`0" x 17`8"
Kitchen	Main	8`9" x 15`4"
4pc Ensuite bath	Upper	5`7" x 12`9"
Bedroom - Primary	Upper	10`7" x 13`0"
Laundry	Upper	3`4" x 5`7"
Bedroom	Basement	10`0" x 10`0"

Room	Level	Dimensions
Dining Room	Main	9`2" x 9`6"
2pc Bathroom	Main	4`11" x 4`11"
5pc Ensuite bath	Upper	5`7" x 9`8"
Bedroom	Upper	9`8" x 12`8"
Covered Porch	Main	4`10" x 14`0"
4pc Bathroom	Basement	0`0" x 0`0"

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



