



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**222 13 Street, Calgary T2E4S2**

MLS®#: **A2187799**

Area: **Renfrew**

Listing Date: **01/15/25**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1915**

Lot Information

Lot Sz Ar: **4,531 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,331**

Low Sqft:

Ttl Sqft: **1,331**

DOM

**7**

Layout

Beds: **1 (1 )**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 11`7"
Breakfast Nook	Main	9`3" x 8`6"
Office	Main	8`10" x 11`0"
Entrance	Main	10`0" x 4`2"
Bedroom - Primary	Upper	11`11" x 9`4"
Bonus Room	Upper	21`5" x 8`9"
Family Room	Basement	20`4" x 8`1"

Room	Level	Dimensions
Kitchen	Main	12`2" x 6`11"
4pc Bathroom	Main	7`0" x 4`10"
Living Room	Main	21`1" x 9`3"
Walk-In Closet	Upper	9`8" x 11`4"
3pc Bathroom	Upper	9`1" x 4`0"
Laundry	Basement	15`9" x 10`0"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8150AN**

Remarks

Pub Rmks: **Situated in one of Renfrew's most sought-after locations atop Tom Campbell Hill, this property offers an excellent opportunity for a savvy investor or buyer. With a lot size of 4,532 sq ft, the potential for redevelopment is substantial. The main floor features a cozy living room with a wood stove, a dining area, a bedroom/office, a full bathroom, and an updated kitchen with patio doors leading out to a deck. Upstairs, you'll find a versatile flex space, another full bathroom, and a walkthrough closet that leads to the master bedroom, complete with its own deck and city views. The partially finished lower level includes a recreational area, laundry facilities, and a storage/utility room. The large backyard offers a patio, while the oversized 23'x26' double garage provides ample space for parking and storage. Additional highlights include a paved alley, a newer hot water tank, replaced roof shingles, and several updated appliances. This home is just a short walk to downtown, the Calgary Zoo, LRT, Telus Spark, and the Bow River Pathway system. Be sure to check out the video in the media section or schedule a private showing today!**

Inclusions:  
Property Listed By: **SHEDS IN YARD  
Real Estate Professionals Inc.**

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























