



THE
A-TEAM

**RE/MAX
FIRST**

426 13 Avenue #2, Calgary T2E 1C2

MLS®#: **A2189953**

Area: **Renfrew**

Listing Date: **01/24/25**

List Price: **\$729,998**

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: **1,493 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,493**
Low Sqft:
Ttl Sqft: **1,493**

DOM

6

Layout

Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,See Remarks**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Central**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete,Wood**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Wet Bar**
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"
3pc Bathroom	Basement	0`0" x 0`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"
Bedroom	Basement	10`0" x 10`0"
Covered Porch	Main	4`10" x 14`0"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-CG

Legal Desc:

2411492

Remarks

Pub Rmks:

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. Please note - Photos are from Unit 1.

Inclusions:

N/A

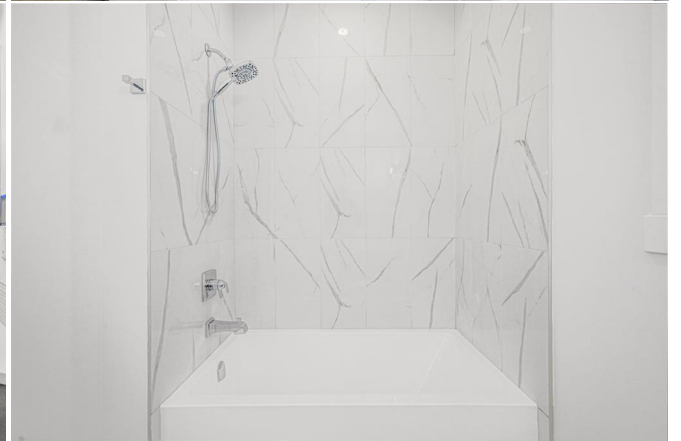
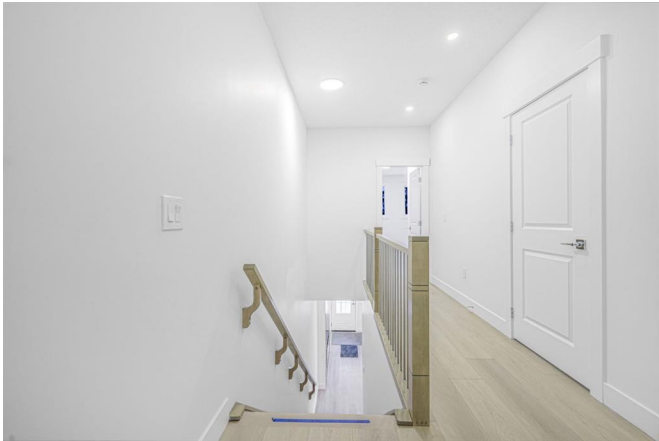
Property Listed By:

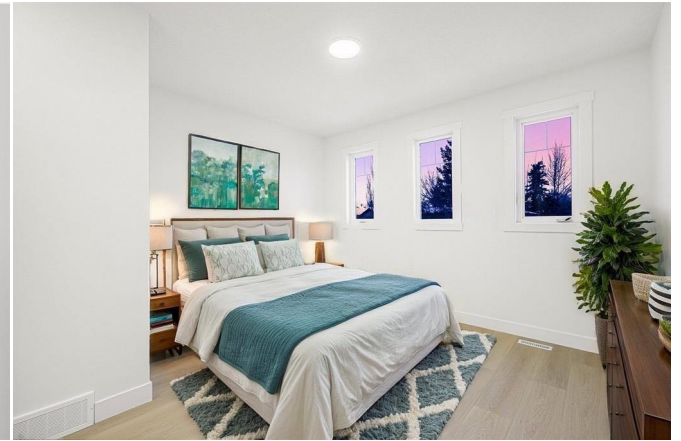
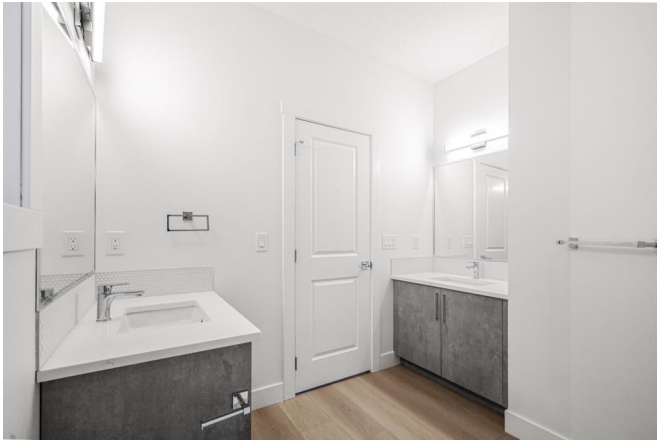
Royal LePage METRO

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













1-426 13 Ave NE, Calgary, AB

Main Floor Exterior Area 740.22 sq ft
Interior Area 692.24 sq ft



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2nd Floor Exterior Area 754.01 sq ft
Interior Area 692.12 sq ft



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Basement (Below Grade) Exterior Area 658.43 sq ft
Interior Area 519.29 sq ft



PREPARED: 2024/12/31



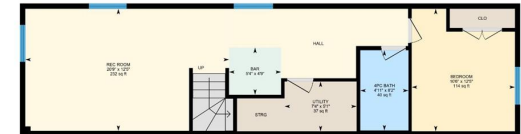
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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