

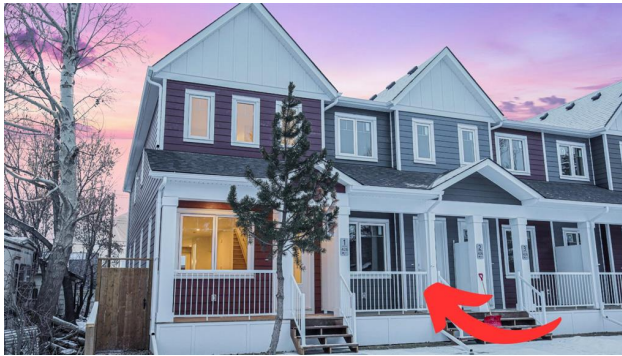


THE A-TEAM

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:

DOM

44
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

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:

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.

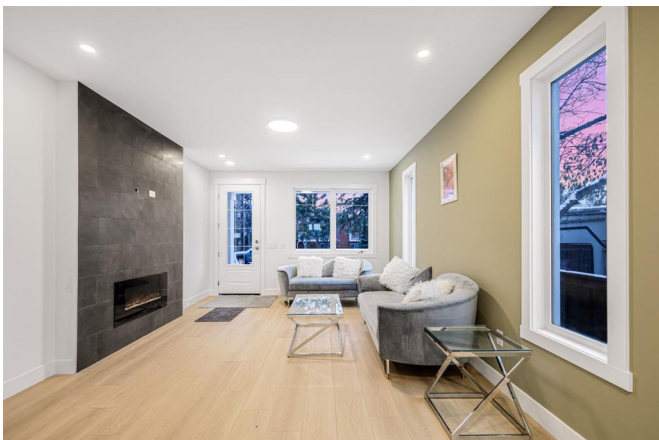
Inclusions:

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 689.34 sq ft



PREPARED: 2024/12/31

White regions are excluded from total floor area in OUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1-426 13 Ave NE, Calgary, AB

2nd Floor Exterior Area 754.01 sq ft
Interior Area 682.12 sq ft

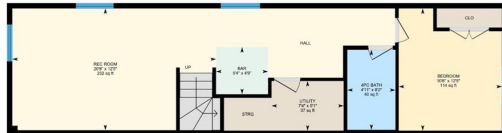


PREPARED: 2024/12/31

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Basement (Below Grade) Exterior Area 698.43 sq ft
Interior Area 616.83 sq ft



PREPARED: 2024/12/31

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