



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**426 13 Avenue #5, Calgary T2E 1C2**

MLS® #: **A2197008**      Area: **Renfrew**      Listing Date: **02/23/25**      List Price: **\$729,990**  
 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

**2**  
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**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Central**      Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      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	Room	Level	Dimensions
Living Room	Main	39`4" x 58`0"	Dining Room	Main	30`1" x 31`2"
Kitchen	Main	28`9" x 50`4"	2pc Bathroom	Main	16`2" x 16`2"
4pc Ensuite bath	Upper	18`4" x 41`10"	5pc Ensuite bath	Upper	18`4" x 31`9"
Bedroom - Primary	Upper	34`9" x 42`8"	Bedroom	Upper	31`9" x 41`7"
Laundry	Upper	10`11" x 18`4"	Bedroom	Basement	32`10" x 32`10"
3pc Bathroom	Basement	0`0" x 0`0"	Covered Porch	Main	15`10" x 45`11"

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

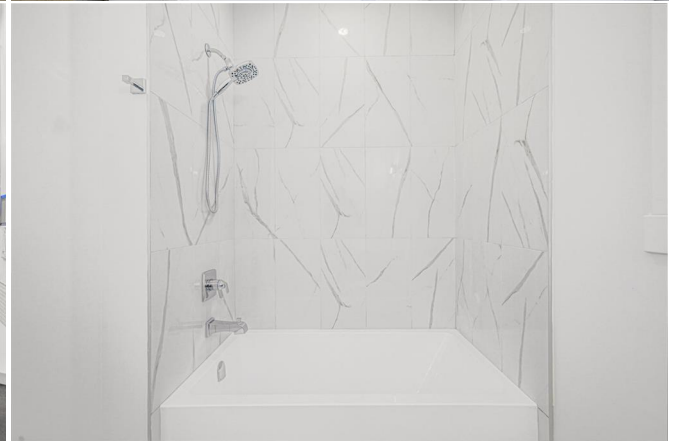
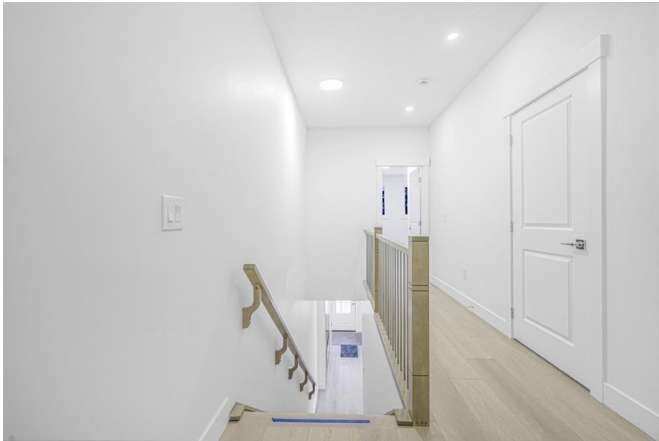
Property Listed By:

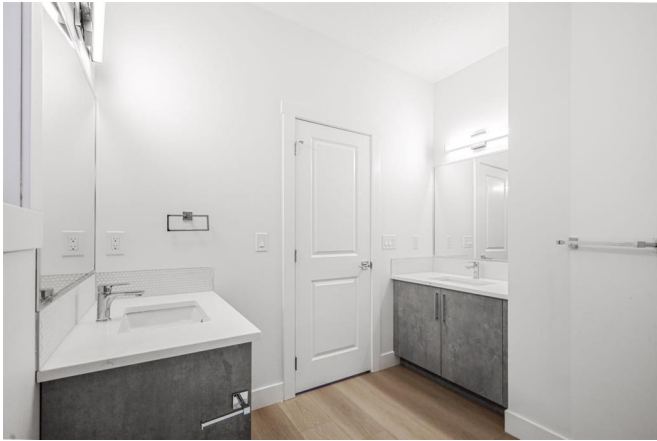
Royal LePage METRO

**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



**1-426 13 Ave NE, Calgary, AB**

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



**1-426 13 Ave NE, Calgary, AB**

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



PREPARED: 2024/12/31



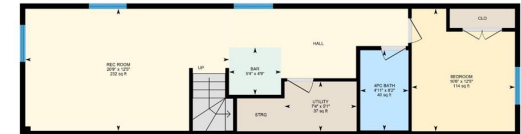
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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