



1, 426 13 Avenue NE  
Calgary, Alberta

MLS # A2137288



**\$769,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

NO CONDO FEES | END UNIT | APPROX 2000 SQFT OF LIVING SPACE | MINUTES TO DT. 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, and a modern kitchen, creating a perfect space for entertaining and family gatherings. Upstairs, you'll find 2 spacious bedrooms, 2.5 bathrooms, and a convenient laundry room. The fully finished basement extends your living space with an additional bedroom, full bathroom, recreational room, and 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 and major highway access.