



# 413 13 Avenue Calgary Alberta

\$649,900

YOU CAN'T BEAT THIS LOCATION IN RENFREW with this BRAND NEW 2-storey TOWNHOME w/ FULLY DEVELOPED BASEMENT! One block away from Edmonton Trail, just south of 16th Ave, with all the trendy shopping, restaurants, and hangout spots in Bridgeland and East Village just outside your doorstep! And just down the road in Ramsey, you have quick access to walking paths, lookout points, the Renfrew Aquatic Centre, community skating rinks, schools, parks, and more! It's an ideal location for any young couple looking to live in the area who don't want to sacrifice luxury or convenience! Spread out across 1,748 sq ft of developed living space, including 3 bedrooms, a large L-shaped luxury kitchen, and a fully developed basement! The open-concept main floor features a chef-inspired kitchen with ceiling-height custom cabinetry, a modern tile backsplash, designer pendant lights, a central island with bar seating, a good-sized built-in pantry, and a lovely stainless steel appliance package. A cozy dining area fits a 4-6 person table, perfect for date night or when your friends come over for dinner! The spacious living room centres on an oversized window and an inset gas fireplace with a modern tile surround, mantle, and eye-catching feature wall. Upstairs, two bedrooms with private ensuites await, with a linen closet and stacked washer/dryer for convenience. The primary bedroom features a large walk-in closet w/built-in custom shelving and a 4-piece ensuite w/ dual sinks, quartz counter, and large shower w/ full-height tile surround. The secondary bedroom actually has TWO WALK-IN CLOSETS and a 4-pc bath w/ contemporary tub/shower combo w/ full-height tile surround. The basement gives you an additional 550 sq ft of living space, including a large recreation area with a full wet bar, a storage room, and an additional bedroom w/ a built-in closet and private 4-piece ensuite. Living in R...

Bedroom 12.58 Ft x 10.42 Ft

Recreational, Games room 12.08 Ft x 10.58 Ft

Living room 14.50 Ft x 12.83 Ft

Kitchen 18.58 Ft x 10.75 Ft

Dining room 9.00 Ft x 7.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.42 Ft x 12.75 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 3.92 Ft x 3.33 Ft

Other 5.33 Ft x 4.33 Ft

Other 3.92 Ft x 3.83 Ft

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Listing Presented By:



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RE/MAX HOUSE OF REAL ESTATE

<https://innercityinfills.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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Bedroom 12.75 Ft x 10.75 Ft