



209 13 Avenue Calgary Alberta

\$849,000

****OPEN HOUSE April 12 , 2:00 pm to 4:00 pm**** | Brand New | Front Unit Available, Back Under Construction | 3 Beds 2.5 baths | 1 Bed 1 Bath in Lower Level | Incredible opportunity to own in one of Calgary's most sought-after inner-city neighborhoods--just minutes from downtown. This thoughtfully designed home is ideal for investors, multi-generational families, or those looking to live in one unit while renting the other. The recently completed front duplex features an upper unit of over 1,450 square feet of stylish , open-concept living space with soaring 10-foot ceilings, 8-foot doors, high-quality luxury vinyl plank flooring, and a modern, designer-inspired aesthetic. The main floor offers a bright and functional layout with beautiful quartz countertops, a gas range and an elegant kitchen that opens into the dining and living areas. A cozy fireplace, powder room, and inviting front patio complete the level. Upstairs, you'll find three spacious bedrooms, two full bathrooms and convenient in-suite laundry. The basement unit is comprised of one bedroom and one bathroom, offering a well-planned layout with a beautiful kitchen featuring quartz counters, full bathroom, cavernous storage and stylish finishes throughout. With a separate entrance and laundry, it provides excellent rental income potential in a high-demand location. At the rear of the property is a triple detached garage with exclusive use of two bays separated, for added privacy and convenience, by a dividing wall from the single bay allocated to the rear unit that currently being finished. Located less than five minutes to downtown Calgary, this home is close to parks, schools, shopping, and public transit. Whether you're looking for a strong investment property or a home that offers flexibility and financial upside, this brand-new build is a rare find. Alberta New Home Warranty included for peace of mind. (i...

3pc Bathroom 8.50 Ft x 4.83 Ft

4pc Bathroom 5.33 Ft x 8.08 Ft

Primary Bedroom 13.83 Ft x 14.00 Ft

Bedroom 11.75 Ft x 11.33 Ft

Bedroom 9.08 Ft x 11.17 Ft

Kitchen 12.25 Ft x 10.67 Ft

Bedroom 9.75 Ft x 9.33 Ft

3pc Bathroom 6.67 Ft x 6.83 Ft

Kitchen 16.33 Ft x 11.33 Ft

Living room 13.92 Ft x 11.92 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 13.50 Ft x 8.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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