



509 13A Street Calgary Alberta

\$646,800

Welcome to this fabulous home in the inner city neighbourhood of Renfrew. This unique home has it all. 9' ceilings on main floor, gleaming hardwood, drive up double garage, and is close to all amenities. The bright east facing living room has a cozy corner fireplace & sunny balcony. The well appointed updated kitchen features stainless appliances, quartz counters, pull-out pantry, breakfast bar, and sunny breakfast nook with doors out to the back patio. 3 bedrooms up, with a large bathroom with separate shower and soaker tub. The serene primary bedroom features a reading or sun room. The lower level features a large bedroom or recreation room plus a 3 pc bath and laundry area. Recent upgrades include furnace, hot water tank, AC and new kitchen in 2016, new roof and eaves in 2020, garage door in 2021, and new Electrolux Dryer, Whirlpool Dishwasher in 2023 and additional electrical panel for basement and garage. Close to Calgary Zoo, LRT, downtown, bike paths, Deerfoot trail as well as the new shops, parks & restaurants in the trendy Bridgeland area, this is inner city living at it's best. (id:6769)

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|-------------------------------------|---------------------------------|
| Office 8.25 Ft x 8.00 Ft | Kitchen 12.25 Ft x 10.58 Ft |
| Primary Bedroom 13.42 Ft x 13.25 Ft | Dining room 11.00 Ft x 8.00 Ft |
| Bedroom 11.58 Ft x 10.00 Ft | Living room 15.75 Ft x 15.00 Ft |
| Bedroom 9.08 Ft x 8.75 Ft | Other 13.42 Ft x 8.58 Ft |
| 4pc Bathroom 10.00 Ft x 8.25 Ft | Foyer 7.00 Ft x 5.00 Ft |
| Laundry room 7.17 Ft x 5.67 Ft | Other 7.00 Ft x 6.00 Ft |
| Bedroom 18.58 Ft x 8.92 Ft | 2pc Bathroom 4.92 Ft x 4.50 Ft |
| 3pc Bathroom 8.58 Ft x 5.25 Ft | |

Listing Presented By:



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