



## 517 13 Avenue Calgary Alberta

\$679,000

PRICED TO SELL! REDUCED We welcome you to this charming starter home/bungalow with a total of 1,335 sq. feet of finished space, nestled on one of the best blocks in centrally located Renfrew! This small but cute, warm and inviting home offers the perfect blend of modern renovations and classic character--ideal for families or individuals. Set on a generous 37 1/2 x 120-foot south-facing backyard lot, this property is located on a quiet, tree-lined street just minutes from downtown. Step inside to discover an open, airy floor plan that exudes warmth and light. The sparkling white kitchen features newer appliances, ample cabinetry, and plenty of counter space, all while offering a picturesque view of the serene south-facing backyard. The main floor also includes a bright, beautifully updated bath with timeless subway tile and two cozy bedrooms--perfect for family, guests, or a home office setup. The basement is neat as a pin, with a spacious extra family room and two additional rooms that can serve as bedrooms, a home office, or anything else your lifestyle requires. A sleek three-piece bath completes this level, providing added convenience and comfort. Outside, enjoy al fresco dining on the upper deck or unwind around the fire pit in the lower yard. The private, fully landscaped yard features mature trees, perennials, and highly functional raised garden boxes--perfect for growing your own veggies or flowers. A standout bonus: not one, but TWO single-car garages! The original garage and a newly built one with an oversized door and impressive interior height offer additional storage space or room for a truck or larger vehicles. You'll love the unbeatable location--just half a block to a playground, park, and skating rink, with easy walking access to Calgary Co-op, the Renfrew Fitness and Aquatic Centre, and all the nearby shops and restaurants. St. Patrick's Island, ...

Bedroom 11.75 Ft x 9.75 Ft  
Bedroom 11.42 Ft x 6.75 Ft  
Bedroom 15.00 Ft x 7.25 Ft  
Storage 5.08 Ft x 3.75 Ft  
Laundry room 8.92 Ft x 5.33 Ft  
3pc Bathroom 7.58 Ft x 4.92 Ft

Living room 13.42 Ft x 11.92 Ft  
Eat in kitchen 12.83 Ft x 10.00 Ft  
Primary Bedroom 11.42 Ft x 9.92 Ft  
Bedroom 9.83 Ft x 7.92 Ft  
Foyer 7.33 Ft x 4.17 Ft  
Other 5.58 Ft x 5.25 Ft

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

Listing Presented By:



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Furnace 4.33 Ft x 4.08 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft