



## 222 13 Street Calgary Alberta

\$699,900

Situated in one of Renfrew's most sought-after locations atop Tom Campbell Hill, this property offers an excellent opportunity for a savvy investor or buyer. With a lot size of 4,532 sq ft, the potential for redevelopment is substantial. The main floor features a cozy living room with a wood stove, a dining area, a bedroom/office, a full bathroom, and an updated kitchen with patio doors leading out to a deck. Upstairs, you'll find a versatile flex space, another full bathroom, and a walkthrough closet that leads to the master bedroom, complete with its own deck and city views. The partially finished lower level includes a recreational area, laundry facilities, and a storage/utility room. The large backyard offers a patio, while the oversized 23'x26' double garage provides ample space for parking and storage. Additional highlights include a paved alley, a newer hot water tank, replaced roof shingles, and several updated appliances. This home is just a short walk to downtown, the Calgary Zoo, LRT, Telus Spark, and the Bow River Pathway system. Be sure to check out the video in the media section or schedule a private showing today! (id:6769)

Laundry room 15.75 Ft x 10.00 Ft

Family room 20.33 Ft x 8.08 Ft

Dining room 11.83 Ft x 11.58 Ft

Kitchen 12.17 Ft x 6.92 Ft

Breakfast 9.25 Ft x 8.50 Ft

4pc Bathroom 7.00 Ft x 4.83 Ft

Office 8.83 Ft x 11.00 Ft

Living room 21.08 Ft x 9.25 Ft

Other 10.00 Ft x 4.17 Ft

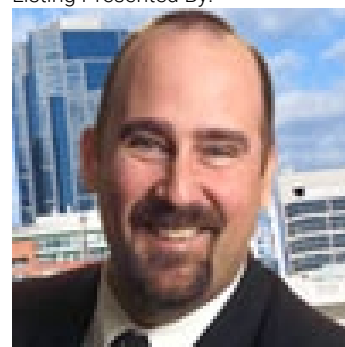
Other 9.67 Ft x 11.33 Ft

Primary Bedroom 11.92 Ft x 9.33 Ft

3pc Bathroom 9.08 Ft x 4.00 Ft

Bonus Room 21.42 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

**RE/MAX Realty Professionals**

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