



## 426 13 Avenue Calgary Alberta

\$749,000

NO CONDO FEES | APPROX 2000 SQFT OF LIVING SPACE | Welcome to a stunning, brand-new townhome in the sought-after Renfrew neighborhood of Calgary, featuring no condo fees. The main level boasts an open-concept design, seamlessly integrating the living room with an electric fireplace, a dining area, and a modern kitchen, creating a perfect space for entertaining and family gatherings. Upstairs, you'll find 2 spacious bedrooms, 2.5 bathrooms, and a convenient laundry room. The fully finished basement extends your living space with an additional bedroom, full bathroom, recreational room, and bar. A single car detached garage and a fully fenced backyard complete this exceptional home, offering both privacy and convenience in a prime location. With contemporary design and high-quality finishes throughout, this home combines comfort, style, and affordability in a prime location only few minutes form Downtown and major highway access. (id:6769)

Bedroom 10.00 Ft x 10.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 12.00 Ft x 17.67 Ft

Dining room 9.17 Ft x 9.50 Ft

Kitchen 8.75 Ft x 15.33 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Other 4.83 Ft x 14.00 Ft

4pc Bathroom 5.58 Ft x 12.75 Ft

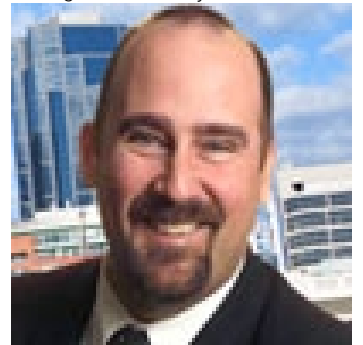
5pc Bathroom 5.58 Ft x 9.67 Ft

Primary Bedroom 10.58 Ft x 13.00 Ft

Bedroom 9.67 Ft x 12.67 Ft

Laundry room 3.33 Ft x 5.58 Ft

Listing Presented By:



Originally Listed by:  
Exa Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca