



## 433 13 Avenue Calgary Alberta

\$450,000

Located in the desirable community of Renfrew, this charming townhome is vacant and ready for its new owner. With over 1,260 square feet this 3 bedroom, two and a half bath unit is perfect for the first time buyer looking for a spacious and well located home with low condo fees. This unit is situated on the south side of 4-plex providing privacy from the road. Upon entry you are greeted by the living room with a gas fireplace and hardwood floors throughout. The kitchen has beautiful two tone cabinetry, plenty of storage and a corner pantry as well as stainless steel appliances. A half bath is also located on the main floor. Upstairs you will find a spacious primary bedroom with a 3-piece ensuite, 2 good sized secondary bedrooms, a full 4 piece bath and laundry with additional storage. On the lower level there is more storage space and direct access to the garage for convenience. The south facing balcony is ideal for catching warmer afternoons on your balcony, but you can stay cool inside with central A/C. Other notable updates are - fridge (Dec 2024), dishwasher (2022), washer/dryer (2021), toilets (2024), exterior doors (2023), added 2 external power outlets (2024), and exterior paint (2022). Walking distance to some of Calgary's best restaurants/communities, direct transit to downtown, close to the river pathways and more! Don't miss this opportunity to own this well kept townhome! (id:6769)

Kitchen 11.75 Ft x 14.67 Ft

Living room 13.17 Ft x 15.92 Ft

Dining room 8.00 Ft x 9.75 Ft

2pc Bathroom Measurements not available

Bedroom 10.08 Ft x 9.92 Ft

Bedroom 9.67 Ft x 10.75 Ft

Primary Bedroom 13.58 Ft x 13.83 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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