

**2, 426 13 Avenue NE**  
**Calgary, Alberta**

**MLS # A2240446**



**\$724,888**

|                  |                                   |               |                  |
|------------------|-----------------------------------|---------------|------------------|
| <b>Division:</b> | Renfrew                           |               |                  |
| <b>Type:</b>     | Residential/Five Plus             |               |                  |
| <b>Style:</b>    | 2 Storey                          |               |                  |
| <b>Size:</b>     | 1,493 sq.ft.                      | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached            |               |                  |
| <b>Lot Size:</b> | 0.00 Acre                         |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, See Remarks |               |                  |

|                    |                                                                                                                  |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central                                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete, Wood                                                                                            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Wet Bar |                   |      |

**Inclusions:** N/A

LAST UNIT! Check out the 3D tour! NO CONDO FEES | OVER 2000 SQFT OF LIVING SPACE | 5 MINS TO DOWNTOWN. Welcome to a stunning, brand-new townhome in the sought-after neighbourhood of Renfrew, featuring no condo fees. With 9 ft ceilings through-out all 3 levels, the main level boasts an open-concept design, seamlessly integrating the living room with an electric fireplace, a dining area, a half bath and a modern kitchen, creating a perfect space for entertaining and family gatherings. Upstairs, you'll find 2 spacious bedrooms with en-suite bathrooms as well as walk-in closets and a convenient laundry room. The fully finished basement extends your living space with an additional bedroom, full bathroom, recreational room, and wet 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 from Downtown, highway 1 and Deerfoot trail access.