# \$679,000 - 517 13 Avenue Ne, Calgary

MLS® #A2188926

# \$679,000

5 Bedroom, 2.00 Bathroom, 712 sqft Residential on 0.10 Acres

Renfrew, Calgary, Alberta

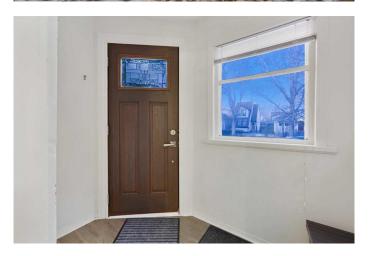
## PRICED TO SELL! REDUCED

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 characterâ€"ideal for families or individuals. Set on a generous 37 ½ 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 bedroomsâ€"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 boxesâ€"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'II love the unbeatable locationâ€"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, local pubs, and more are just steps away. Book your showing Today!

#### Built in 1945

# **Essential Information**

MLS® # A2188926 Price \$679,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 712
Acres 0.10
Year Built 1945

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 517 13 Avenue Ne

Subdivision Renfrew
City Calgary
County Calgary
Province Alberta
Postal Code T2E 1C5

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Garbage Collection,

Phone Connected, Sewer Connected, Water Connected

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Oversized, See

Remarks

# of Garages 2

### Interior

Interior Features No Smoking Home, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line, Garden, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, See Remarks

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 31st, 2025

Days on Market 63

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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