

# \$649,900 - 517 13 Avenue Ne, Calgary

MLS® #A2188926

**\$649,900**

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

Renfrew, Calgary, Alberta

**PRICED TO SELL!** We welcome you to this charming starter home/bungalow boasting 1,335 sq. feet of thoughtfully finished space, including 711.61 sq. feet upstairs and an additional 624 sq. feet downstairs, all nestled on one of the most desirable blocks in centrally located Renfrew! This warm and inviting home seamlessly blends modern updates with classic character—perfect for your family and pets

Step inside and be greeted by an open, airy floor plan bathed in natural light. The sparkling white kitchen features newer appliances, ample cabinetry, and generous counter space, all offering a picturesque view of your garden. Here, your fruits and vegetables can flourish in raised beds, set in a secluded, serene, and sunny south-facing backyard.

The main floor impresses with a beautifully updated bath showcasing timeless subway tile and two cozy bedrooms perfect for family, guests, or a flexible home office setup.

Venture downstairs to discover a neatly appointed basement that, while featuring lower ceilings, offers a welcoming extra family room along with two versatile rooms—previously used as a home office—that can easily be transformed to suit your lifestyle. A sleek three-piece bath adds convenience and comfort to this level.

Outside, enjoy the delights of al fresco dining



on the upper deck or relax by the fire pit in the lower yard. The private, fully landscaped outdoor space features mature trees, perennials, and practical raised garden boxes, ideal for cultivating your favorite veggies or flowers.

A standout bonus awaits with not one, but TWO single-car garages! The original garage and a newly built one with an oversized door and impressive interior height provide extra storage or accommodate a truck or larger vehicles.

Discover the unbeatable location—just half a block from a playground, park, and skating rink, with easy walking access to Calgary Co-op, the Renfrew Fitness and Aquatic Centre, and a host of nearby shops and restaurants. St. Patrick’s Island, local pubs, and more are mere steps away. Don't miss your chance to experience this delightful blend of modern comfort and timeless charm!

Built in 1945

### **Essential Information**

MLS® #	A2188926
Price	\$649,900
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, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
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	76
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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