

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

MLS® #A2188926

**\$679,000**

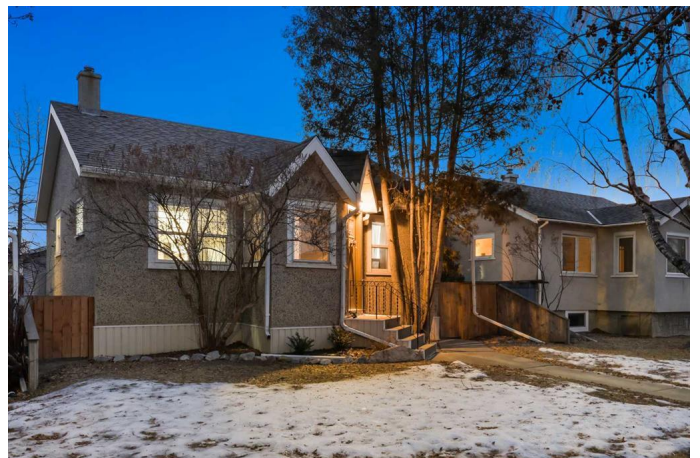
5 Bedroom, 2.00 Bathroom, 712 sqft  
Residential on 0.10 Acres

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 character—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 bedrooms—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 boxes—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. Youâ€™ll 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. Patrickâ€™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 62

Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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