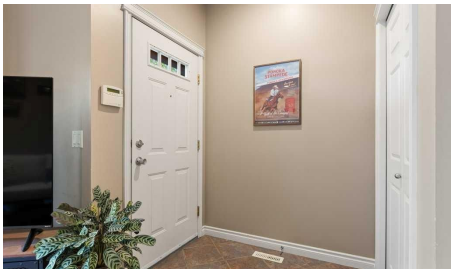
1 425 13 Avenue NE

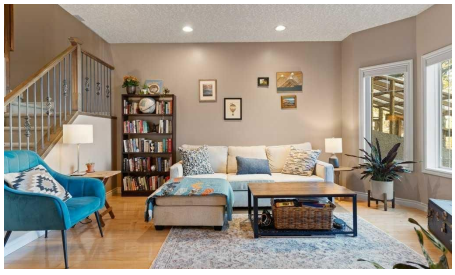
Calgary | Active | MLS® A2352174

$474,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2002**	**1,213.42 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Situated at the front of a charming fourplex, this beautifully maintained home offers a welcoming front patio overlooking a quiet, tree-lined street in the heart of Renfrew. With its mature trees, established character and incredible walkability, this vibrant inner-city neighbourhood offers the perfect balance of peaceful residential living and urban convenience. Step inside to a bright and spacious living room, where beautiful hardwood flooring flows throughout the open-concept main floor. At the rear of the home, the generous kitchen and dining area offer an abundance of counter space and cabinetry, making everyday living and entertaining a breeze. A conveniently tucked-away 2-piece powder room completes the main level. Upstairs, you'll find two spacious bedrooms, each featuring its own 4-piece ensuite and walk-in closet, offering exceptional comfort and privacy. The primary bedroom is especially inviting with its beautiful bay windows, while a centrally located laundry room adds everyday convenience. The fully finished basement provides even more versatile living space, featuring a generously sized third bedroom that could easily serve as a recreation room, home office or guest retreat. A 3-piece bathroom and plenty of additional storage complete this level. Completing the property is a rear detached garage with one dedicated parking space, offering added convenience and secure, covered parking year-round. One of the true highlights of this home is its fantastic Renfrew location. Enjoy leisurely strolls along leafy, established streets, discover the fantastic local restaurants and cafés or explore the neighbouring communities of Bridgeland, Crescent Heights and Kensington, all offering their own unique shops, dining and entertainment. With downtown Calgary just minutes away, this location is ideal for those seeking an active, connected lifestyle without sacrificing the charm of a quiet residential neighbourhood. Whether you're a busy professional, a couple looking for flexible living space or someone who loves to entertain, this home offers an exceptional combination of functionality, comfort and location. With three bedrooms, three full bathrooms, a main-floor powder room and thoughtfully designed spaces throughout, there's room to work, relax and host with ease.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352174
Bedrooms	3
Bathrooms	4
Year Built	2002
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,213.42 sq. ft.
Below Grade Finished Area:	530 sq. ft.
Condo Fee:	$296.31
Condo Fee Includes:	Amenities of HOA/Condo, Insurance
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, End Unit, No One Above, No One Below
Total Rooms Above Grade:	5
Year built:	2002 (Age: 24)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	0210668
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame

Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Assigned, Off Street, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Renfrew
Amenities:	Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Blinds, Microwave (Under Basement Stairs)
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 10'11" × 8'6" ·
Main Floor	Kitchen · 11'11" × 10'2" ·
Main Floor	Living Room · 15'6" × 12'8" ·
Upper Level	Bedroom · 13'3" × 10'4" ·
Upper Level	Bedroom - Primary · 12'3" × 11'9" ·

Basement	Bedroom · 16'2" × 12'11" ·
Basement	Furnace/Utility Room · 16'4" × 10'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Lawn, Level
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-425-13-avenue-ne-calgary-a2352174/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.