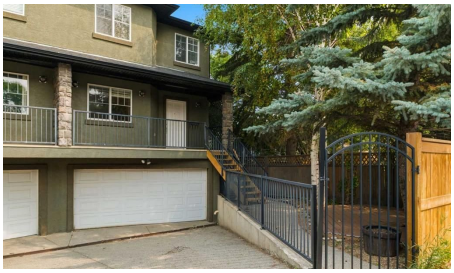
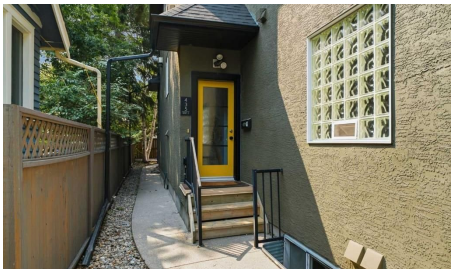
2 435 13 Avenue NE

Calgary | Active | MLS® A2349271

$469,800









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2003**	**1,262.24 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

New Price! Open House Sunday Nov 8 1Pm-3PM! Welcome to your urban sanctuary in the heart of coveted Renfrew. Tucked away on a quiet, tree-lined street, this meticulously maintained 3-bedroom townhouse offers the ultimate blend of inner-city convenience and peaceful simplicity. Welcome to your urban sanctuary in coveted Renfrew! Tucked away on a quiet, tree-lined street, this meticulously maintained 3-bedroom townhouse perfectly blends inner-city convenience with peaceful living. The bright, sun-drenched main floor boasts gleaming hardwood, a discreet powder room, and a gourmet kitchen equipped with sleek quartz countertops, stainless steel appliances, and custom storage. The warm living room centers around a classic gas fireplace, framed by a massive south-facing window that bathes the space in natural light. Upstairs, the spacious primary retreat features a walk-in closet and private ensuite, accompanied by two flexible bedrooms, a full secondary bath, and dedicated upper-level laundry. Complete with attached garage access, remarkably low condo fees, and low utility costs, this home offers unbeatable value. Enjoy a 30-minute walk to Downtown Calgary, quick access to major routes, pathways, local dining, the Renfrew Aquatic Centre, TELUS Spark, and the Calgary Zoo!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349271
Bedrooms	3
Bathrooms	3
Year Built	2003
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:	1,262.24 sq. ft.
Main Level Finished Area:	628.81 sq. ft.

Below Grade Finished Area:	172.37 sq. ft.
Condo Fee:	$263.24
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0310257
Heating:	Forced Air
Basement:	Partial, Partially Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Garage Spaces:	1
Parking:	Common, Garage Door Opener, Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Renfrew
Amenities:	Secured Parking, Snow Removal, Trash
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Dinette · 13' × 6'2" ·
Main Floor	Kitchen · 15'3" × 9'6" ·
Main Floor	Living Room · 15'10" × 13'1" ·
2nd Floor	Bedroom · 10'9" × 9'8" ·
2nd Floor	Bedroom · 10'2" × 9'11" ·

2nd Floor	Bedroom - Primary · 14' × 13'6" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Pool, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-435-13-avenue-ne-calgary-a2349271/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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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.