847 13 Avenue NE

Calgary | Active | MLS® A2355992

$774,988









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1955**	**1,410.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

INVESTMENT OPPORTUNITY | LIVE UP, RENT DOWN | REDEVELOPMENT POTENTIAL!

An excellent opportunity for investors, first-time buyers, or homeowners looking to offset their mortgage with rental income! This property features a spacious 1,410 sq. ft. main floor with 3 bedrooms and a separate 1,200 sq. ft., 2-bedroom illegal basement suite, offering excellent flexibility for rental income or multi-generational living.

The main floor has been completely renovated, featuring an updated kitchen and bathroom, fresh paint, and newer flooring for a modern, move-in-ready feel. Additional highlights include newer windows and a separate washer and dryer on the main floor.

Enjoy an outstanding location directly across from a recreational facility, soccer field, and green space. Schools, public transit, major roadways, Deerfoot Trail, and downtown Calgary are all conveniently accessible.

THINKING ABOUT THE FUTURE? The property also offers potential redevelopment opportunities, subject to applicable City of Calgary zoning regulations and approvals.

Whether you choose to live upstairs and rent downstairs, rent out both levels, or explore future redevelopment possibilities, this property offers outstanding versatility, income potential, and a convenient location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355992
Bedrooms	5
Bathrooms	2
Year Built	1955
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0

Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,410.65 sq. ft.
Main Level Finished Area:	1,410.65 sq. ft.
Below Grade Finished Area:	1,197.25 sq. ft.
Acreage:	No
Lot Area:	5,414 sq. ft.
Lot Frontage:	45'¼"
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1955 (Age: 71)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4221GL
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Renfrew
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	Basement Kitchen Appliances , Fridge , Stove, Dishwasher , Washer & Dryer
Restrictions:	None Known
Main Floor	Bedroom - Primary · 12'3" × 11'4" ·
Main Floor	Bedroom · 11'4" × 11'2" ·
Main Floor	Bedroom · 11'4" × 11'3" ·
Main Floor	Dining Room · 15'2" × 14'4" ·
Main Floor	Kitchen · 11'10" × 9'11" ·
Main Floor	Living Room · 23'4" × 11'4" ·
Main Floor	Laundry · Measurements not available ·
Basement	Bedroom · 15'1" × 10'5" ·
Basement	Bedroom · 14'7" × 10'4" ·
Basement	Kitchen · 19'11" × 14'4" ·
Basement	Game Room · 18'5" × 14'4" ·

Basement	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Fire Pit, Garden, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/847-13-avenue-ne-calgary-a2355992/

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