

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

MLS® #A2188926

\$679,000

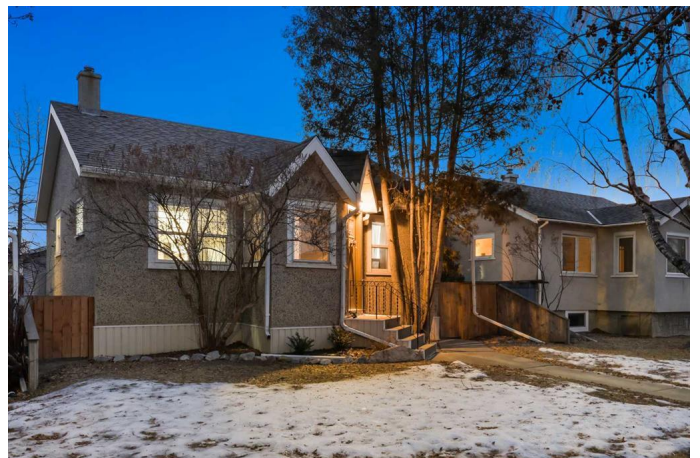
5 Bedroom, 2.00 Bathroom, 712 sqft
Residential on 0.10 Acres

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	63
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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