



612 13 Avenue NE
Calgary, Alberta

MLS # A2326307



\$600,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	998 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad, Side By Side		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Level, No Neighbours		

Heating:	High Efficiency, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed in yard, basement appliances (Refrigerator and electric range)

Exceptional investment opportunity in one of Calgary's most desirable inner-city communities! Located on a quiet, tree-lined street in Renfrew, this purpose-built up/down bilevel offers immediate rental income, long-term holding potential, and outstanding future redevelopment possibilities on a desirable R-CG zoned lot measuring approximately 35' x 120' with mature trees. Backing directly onto a greenspace and park, this is a rare setting that combines privacy with incredible redevelopment appeal. Originally constructed as an up/down duplex, the home features a spacious two-bedroom upper suite and a one-bedroom lower illegal suite (developed as two separate units but not legalized through the City's secondary suite program). Each suite is serviced by its own high-efficiency furnace, while a shared utility and laundry room provides convenient access for both occupants. The upper suite offers a bright and functional layout with a spacious open-concept living and dining area, a large kitchen with plenty of cabinetry and workspace, two generous bedrooms, and a well-appointed four-piece bathroom. The lower suite mirrors much of the same floorplan, featuring a comfortable living area, full kitchen, spacious bedroom, and four-piece bathroom, but with only one bedroom. This property has been exceptionally well maintained over the years with numerous capital improvements already completed, including a brand-new roof (June 2026), one new high-efficiency furnace (2025, other is older), oversized power-vented hot water tank (2020), and newer washer and dryer. The mechanical updates provide peace of mind for investors while minimizing future maintenance costs. An equally impressive feature is the quality of the existing tenancy. The upper tenant has proudly called this property home for approximately 18 years, while the lower tenant

has resided here for more than 25 years. Both tenants would love to remain, providing an outstanding opportunity for buyers seeking stable, reliable rental income from day one. Renfrew continues to be one of Calgary's most sought-after inner-city neighbourhoods, offering an unbeatable combination of lifestyle and investment potential. Just minutes from downtown, residents enjoy quick access to major roadways, public transit, schools, parks, pathways, restaurants, cafés, shopping, and the vibrant amenities of Bridgeland, Edmonton Trail, and the Bow River pathway system. Whether you're looking to add a solid income property to your portfolio, hold for long-term appreciation, or take advantage of the R-CG zoning to pursue future redevelopment opportunities, this property offers exceptional flexibility in a location where demand continues to grow. Properties with this combination of location, zoning, long-term rental stability, major mechanical upgrades, and redevelopment potential rarely become available. Don't miss your opportunity to invest in one of Calgary's premier inner-city communities.