

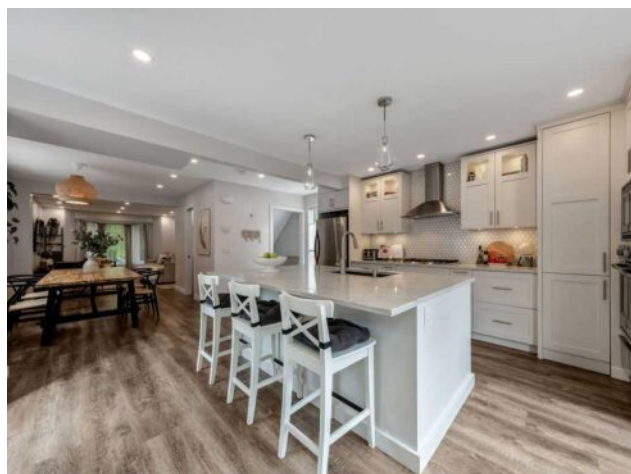


GRASSROOTS
REALTY GROUP

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625 13 Avenue NE
Calgary, Alberta

MLS # A2329232



\$829,000

Division:	Renfrew		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,430 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding, Stucco

Foundation: Preserved Wood

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: beverage fridge, electric fireplace in basement, central vacuym system AS IS, TV brackets

Open House: Sat, July 25, 2-4 | Where charm meets convenience — your Renfrew dream home awaits! Welcome home to this charming and fully renovated detached home in popular Renfrew! The open-plan main floor is stylish and sensible with easy-care LVP flooring, light neutral tones and an effortless flow between the key spaces. The kitchen is as pretty as it is practical with timeless shaker cabinetry, quartz countertops, coffee station with extra storage and stainless steel appliances incl. a gas cook top and beverage fridge. Come together in a space that is tailor-made for busy weeknights and relaxing weekends. Slide through the patio door to relax on the south-facing deck — perfect for that first coffee of the day or dinners "al fresco" in the evening. With 2,130 sq ft of well-designed living space offering 3 bedrooms, and 3.5 bathrooms, there's room to settle in now and grow into later. The primary bedroom is generously sized and currently set up with a nursery space, divided by an easily removable wall — so whether you need this versatility or prefer the use of the full primary bedroom, the choice is yours. It is a rare find for this vintage of infill to have a walk-through closet and ensuite bathroom, let alone one as gorgeous as this! The spacious second bedroom and large family bathroom complete the upper level. Downstairs, the fully finished basement is a fresh and versatile space offering a recreation room, third bedroom, a full bathroom, plus storage and laundry. Guest space, home office, hobby room — it flexes to fit your changing needs. The gorgeous hardy board siding gives this unique home exceptional curb appeal, while the sunny south-facing patio and private front yard leave plenty of room for a play or gardening. You'll love the practical double garage for your storage needs and parking through the cold winter

months. And because 'peace of mind' matters just as much as the beautiful finishes, the major mechanicals have also been updated, including a new electrical panel, central A/C, high-efficiency furnace and all but 3 windows have been replaced. Best of all, you're on a peaceful, tree-lined street, close to all the essentials — parks, schools, recreation, and amenities and is an easy walk or bike ride into downtown. Move-in ready and full of warmth — this special home will go quickly, so book your showing today or plan to visit the 'Open House' this Saturday. See you there!