



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2, 423 13 Avenue NE
Calgary, Alberta

MLS # A2331346



\$524,900

Division:	Renfrew		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Assigned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Paved, Private, See Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: Central AC Unit, shelves in living room (2)

You don't want to miss this gorgeous townhome located in the highly sought after community of Renfrew! This 4-Plex is situated on a beautiful tree-lined street, which Renfrew is known for. Just a short drive or cycle to downtown and easy access to anywhere in the city, whether you're a growing family or a down-sizer, this place hits the sweet spot! Upon entering, you'll notice hardwood floors throughout the main floor and a well thought out kitchen, with maple cabinets, quartz countertops and a cozy dining area. Loads of light enter the home from your South facing windows in the living room. Cozy up near the fireplace in winter or step out onto your private, newly fenced-in backyard space in the summer. Upstairs, you'll find two primary bedrooms, both with their own walk-in closets and ensuite bathrooms. Laundry is also conveniently located on the upper floor. The basement is fully developed and includes an office space/guest room, a family room and a full bathroom. This unit comes with newly installed central AC as well as 1 garage parking spot, but you'll find yourself walking more with plenty to do and see all around you. Public transit stops and schools are also nearby. If you're looking for a well-managed unit with great neighbours, this is the one for you! Ideally located and surrounded by trendy restaurants, shops and amenities, you'll quickly see why so many flock to Renfrew!