



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 426 13 Avenue NE
Calgary, Alberta

MLS # A2343394



\$675,000

Division:	Renfrew		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,527 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: washer dryer stove refrigerator dishwasher window coverings

FULL LENGTH townhouse infill on one of Renfrew's most desirable tree lined avenues. This non strata (no fees!) townhome was built in the traditional style where owners enjoy the full 110 feet of the lot, including a private yard and detached garage. Over 2250sqft of finished living space, with 3 bedrooms and 4 bathrooms. Dual primary suites upstairs give maximum flexibility. Main floor comes with bright open kitchen, 2pc powder room, open concept dining and living area with electric fireplace. Full basement features spacious rec room plus additional bedroom and full bath. All three levels feature 9-ft ceilings for airy a spacious open feel. Luxury appointments abound here and the home is in perfect condition. Peek over the back fence and you will see beautiful little yards, maintained by owners who love their home as much as you love yours. Priced to sell and in perfect condition. Come take a look for yourself!!