

517 13 Avenue NE  
Calgary, Alberta

MLS # A2188926



## \$649,900

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	712 sq.ft.	<b>Age:</b>	1945 (80 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Oversized, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

**PRICED TO SELL!** We welcome you to this charming starter home/bungalow boasting 1,335 sq. feet of thoughtfully finished space, including 711.61 sq. feet upstairs and an additional 624 sq. feet downstairs, all nestled on one of the most desirable blocks in centrally located Renfrew! This warm and inviting home seamlessly blends modern updates with classic character—perfect for your family and pets Step inside and be greeted by an open, airy floor plan bathed in natural light. The sparkling white kitchen features newer appliances, ample cabinetry, and generous counter space, all offering a picturesque view of your garden. Here, your fruits and vegetables can flourish in raised beds, set in a secluded, serene, and sunny south-facing backyard. The main floor impresses with a beautifully updated bath showcasing timeless subway tile and two cozy bedrooms perfect for family, guests, or a flexible home office setup. Venture downstairs to discover a neatly appointed basement that, while featuring lower ceilings, offers a welcoming extra family room along with two versatile rooms—previously used as a home office—that can easily be transformed to suit your lifestyle. A sleek three-piece bath adds convenience and comfort to this level. Outside, enjoy the delights of al fresco dining on the upper deck or relax by the fire pit in the lower yard. The private, fully landscaped outdoor space features mature trees, perennials, and practical raised garden boxes, ideal for cultivating your favorite veggies or flowers. A standout bonus awaits with not one, but TWO single-car garages! The original garage and a newly built one with an oversized door and impressive interior height provide extra storage or accommodate a truck or larger vehicles. Discover the unbeatable location—just half a block from a playground, park, and skating rink, with easy walking

access to Calgary Co-op, the Renfrew Fitness and Aquatic Centre, and a host of nearby shops and restaurants. St. Patrick's Island, local pubs, and more are mere steps away. Don't miss your chance to experience this delightful blend of modern comfort and timeless charm!