

# \$950,000 - 701 13a Street Ne, Calgary

MLS® #A2257975

**\$950,000**

4 Bedroom, 4.00 Bathroom, 2,307 sqft

Residential on 0.06 Acres

Renfrew, Calgary, Alberta

**\*\*PRICE REDUCED!\*\* OPEN HOUSES**

**SATURDAY NOV 1ST 11AM-4PM AND**

**SUNDAY NOV 2ND 3PM-5PM\*\***

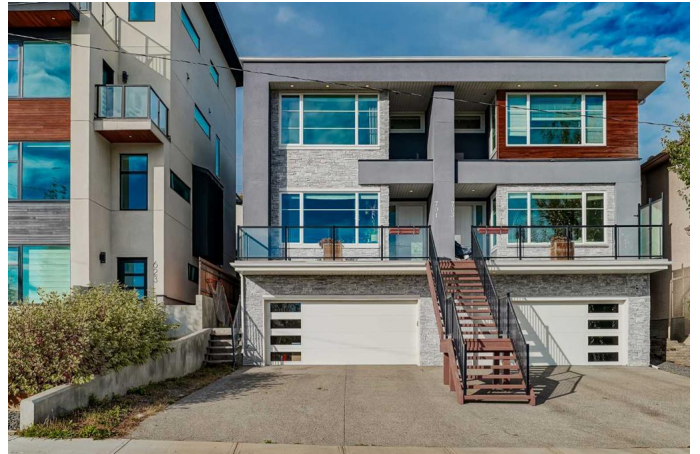
Semi-detached units in inner city Calgary may seem like a dime a dozen. But not this one.

Perched atop one of Calgary's most dynamic inner-city neighbourhoods, Renfrew, surrounded by green spaces everywhere and commanding UNOBSTRUCTED SUNRISE VIEWS & immediate access to Bottom Lands Park and walking and biking paths, here comes an opportunity unlike no other.

Boasting 4 bedrooms, 3.5 bathrooms, a FULLY FINISHED BASEMENT, and ALMOST 3000 sq ft of developed space, your future home features high ceilings throughout, high-end finishes, and an exceptionally bright open concept. No more compromising or having to share spaces stepping on each others toes, there is room for your entire family and your guests too! Besides the spacious indoors, your private backyard has been upgraded and now features a custom deck, pergola, and hot tub, perfect for entertaining or a quiet night in.

Forget having to park on the street, carrying groceries in the rain, or tracking mud and snow from the car in. Most duplexes may have a detached garage, but not here. A spacious DOUBLE ATTACHED GARAGE provides convenience, practicality, and safety for all your belongings.

Last, forget having to drive the kids to cool



places, your future home is a 15 minute walk to the Telus Spark Science Centre and a 20 minute walk to The Calgary Zoo, perfect for your little ones. Forget traffic! There are less than 20 neighbouring residences in your street, providing even more peace of mind for your kids playing outside. If you keep an eye on the market, you know that homes that have all 3: 1) views, 2)location, and 3)finishes like this are beyond rare and donâ€™t last long, call your Realtor of choice and book a showing today.

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2257975               |
| Price          | \$950,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,307                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 701 13a Street Ne |
| Subdivision | Renfrew           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 4S4           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Steam Room |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator                                                                 |
| Heating           | Forced Air                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full                                                                                                                                                         |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Other, Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stone, Stucco                                                              |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 19                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.