

629 13 Avenue NE  
Calgary, Alberta

MLS # A2165821

## \$469,900



<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1911 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	None	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, See Remarks, Sump Pump(s)		

**Inclusions:** N/A

Wonderful, inner-city home, located in the sought after community of Renfrew! Only 2 blocks to Coop, 3 blocks to Edmonton Trail's many shops and restaurants, and only minutes to downtown. This DETACHED home is 1-3/4 stories, approx. 846 sq ft (1182 sq ft with unfinished basement), is on a 25 ft wide lot, fully-fenced, parking for 2 vehicles in back, plus street parking. There are two (2) bedrooms located on the 2nd level; with bath, kitchen, living room located on the main level. The 4-piece bath has a new vanity, sink, faucet and medicine cabinet mirror. New electrical, sump and furnace installed in 2019. New spray foam insulation under front and rear of home completed in 2021. Hardwood and tile floors throughout (no carpet). Appliances include: Stove, Fridge, Dishwasher. Don't like shoveling snow or extensive yard work but would still like a garden? - this lot is the perfect lot size! Nice property to renovate or redevelop - check out the beautiful development next door! Sold AS-WHERE-IS. No sign on property.