

# \$1,199,000 - 509 & 511 13 Avenue Ne, Calgary

MLS® #A2208196

**\$1,199,000**

5 Bedroom, 2.00 Bathroom, 2,162 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

Exceptional Investment Opportunity in Renfrew â€“FULL Duplex (BOTH SIDES!) on One Title with Endless Potential. Hereâ€™s your chance to secure a fully equipped side-by-side FULL duplex (#509 and #511! ) on one title, ideally situated on a generous 50' x 120' lot in the sought-after inner-city community of Renfrew. Whether you're a savvy investor looking for strong, immediate cash flow, or a developer exploring redevelopment options, this property checks all the boxes. Each main unit offers 1,081 sqft above grade and features 3 bedrooms (2 up + 1 den/bedroom), updated flooring, bright and spacious living areas with large windows and cozy fireplaces, and functional kitchens designed for everyday comfort. The basement units are 964 sf and have 2 bedrooms, 1 bathroom, living room + kitchen +laundry + den (storage) or it can also be a bedroom if necessary. Private separate basement entrances open the door to converting this property into four self-contained income-generating suites, dramatically increasing your rental potential. Outside, enjoy the convenience of a double detached garage plus an extended parking pad, offering ample space for tenants. Bonus: Both units 509 and 511 are occupied by long-term tenants (11 and 9 years), who would love to stayâ€™providing you with turnkey rental income of \$2,800/month and \$2,600/month, respectively. Situated just steps from two parks and minutes from Bridgelandâ€™s vibrant shops and



restaurants, top-rated schools, public transit, major roadways, downtown Calgary, the Calgary Zoo, and TELUS Sparkâ€”this location is truly unbeatable for both renters and future redevelopment. Whether you hold, renovate, or rebuild, this property is a smart investment in a high-demand location. Opportunities like this are rareâ€”act fast!

Built in 1978

### Essential Information

MLS® #	A2208196
Price	\$1,199,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,162
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	509 & 511 13 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1C5

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Oversized, Parking Pad, See Remarks, Stall
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	45
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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