# \$849,000 - 209 13 Avenue Ne, Calgary

MLS® #A2210685

#### \$849,000

4 Bedroom, 4.00 Bathroom, 1,465 sqft Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

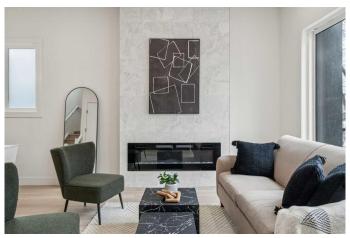
\*\*OPEN HOUSE April 12 , 2:00 pm to 4:00 pm\*\*| Brand New | Front Unit Available, Back Under Construction | 3 Beds 2.5 baths | 1 Bed 1 Bath in Lower Level | Incredible opportunity to own in one of Calgaryâ€<sup>™</sup>s most sought-after inner-city neighborhoods—just minutes from downtown. This thoughtfully designed home is ideal for investors, multi-generational families, or those looking to live in one unit while renting the other.

The recently completed front duplex features an upper unit of over 1,450 square feet of stylish , open-concept living space with soaring 10-foot ceilings, 8-foot doors, high-quality luxury vinyl plank flooring, and a modern, designer-inspired aesthetic. The main floor offers a bright and functional layout with beautiful quartz countertops, a gas range and an elegant kitchen that opens into the dining and living areas. A cozy fireplace, powder room, and inviting front patio complete the level. Upstairs, youâ€<sup>TM</sup>II find three spacious bedrooms, two full bathrooms and convenient in-suite laundry.

The basement unit is comprised of one bedroom and one bathroom, offering a well-planned layout with a beautiful kitchen featuring quartz counters, full bathroom, cavernous storage and stylish finishes throughout. With a separate entrance and laundry, it provides excellent rental income potential in a high-demand location.







At the rear of the property is a triple detached garage with exclusive use of two bays separated, for added privacy and convenience, by a dividing wall from the single bay allocated to the rear unit that currently being finished.

Located less than five minutes to downtown Calgary, this home is close to parks, schools, shopping, and public transit. Whether you're looking for a strong investment property or a home that offers flexibility and financial upside, this brand-new build is a rare find. Alberta New Home Warranty included for peace of mind.

Built in 2025

## **Essential Information**

MLS® #	A2210685
Price	\$849,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,465
Acres	0.10
Year Built	2025
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Back Split
Status	Active

### **Community Information**

Address	209 13 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2E1B8
Amenities	
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2
Interior	
Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Recessed Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	High Efficiency, Fireplace(s), Natural Gas, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite
Exterior	

Exterior Features	Private Entrance, Rain Gutters
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	April 11th, 2025
Days on Market	28
Zoning	R-CG

## **Listing Details**

Listing Office Greater Property Group

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