

\$945,000 - 851 13 Avenue Ne, Calgary

MLS® #A2254067

\$945,000

4 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 0.12 Acres

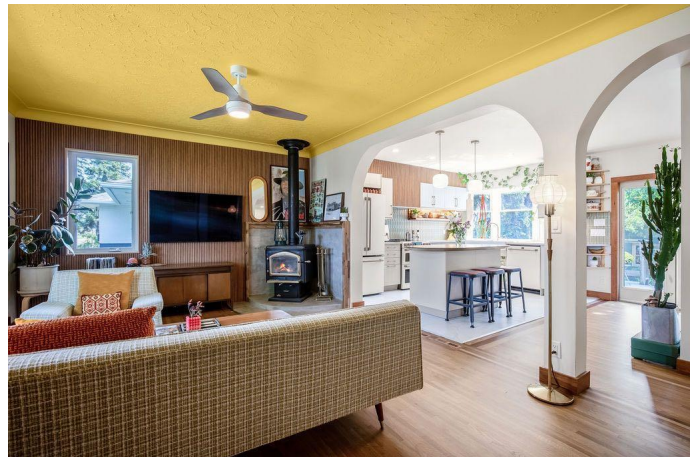
Renfrew, Calgary, Alberta

A home like nothing you've ever seen and will never see again. The one you've been waiting for!

Nestled in a serene family neighborhood with unbelievably easy access around the city, this extensively renovated raised bungalow is a true gem. With all new roof, soffits/gutters, furnace, HWT, electrical panel, and plumbing, this home provides mid century style and modern peace of mind maintenance.

The main floor boasts a captivating, open-concept layout with original, refinished hardwood floors, and the original Douglas Fir doors! The kitchen is a chef's delight, featuring sleek quartz countertops, under-cabinet lighting, and brand-new GE Café® appliances. A stunning wood-burning stove in the living room not only provides a cozy focal point but also efficiently heats the entire upper floor without furnace assistance, significantly cutting down on heating bills and will make you look FOWARD to Calgary winters! The living room's elegant arches further enhance the home's preserved mid-century modern charm. The bathroom features the luxury of heated flooring, and a new bidet toilet! Both bedrooms are equipped with custom California Closets, maximizing storage and style.

The fully separated downstairs is a legal suite and a truly turnkey investment. It features durable, industrial-grade vinyl plank flooring



throughout, separate washer and dryer, and is filled with natural light from full-size, bright windows in every room. Custom blinds provide privacy, with blackout blinds in both bedrooms for optimal rest. The charming pink bathroom features a matching pink toilet and tub--a genuine 1960's set rescued from a home right here in Calgary! The suite comes completely furnished in a candian/calgarian curated mid-century styleâ€”right down to the new stainless steel appliances, utensils, and glasswareâ€”making it a perfect to continue as a short-term or long-term rental from the day you move in!

The expansive yard and garage offer a canvas for your ideas and aspirations. This legal basement suite provides a significant second income with the proven ability to cover the entire mortgage, giving you the financial freedom to enjoy this prime location at a fraction of the cost, and is in the top 1% of Airbnbs in Calgary. This stunning home blends built-in value with preserved mid-century charm, endless potential, and unparalleled WOW factor in every corner. Call your favourite realtor today, donâ€™t miss this opportunity.

Built in 1954

Essential Information

MLS® #	A2254067
Price	\$945,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.12
Year Built	1954
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	851 13 Avenue Ne
Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1C9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	5
Zoning	H-GO

Listing Details

Listing Office Royal LePage Solutions

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.