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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

1, 435 13 Avenue NE, Renfrew, Calgary, Alberta, T2E 1C3, Canada

MLS®# A2017958



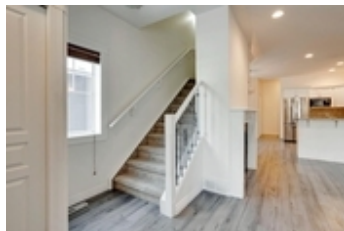
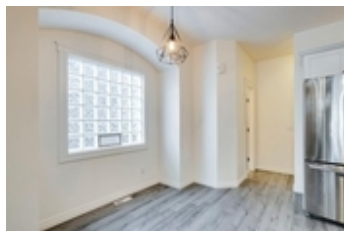
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|                |                                                |
|----------------|------------------------------------------------|
| Property Value | \$429,900                                      |
| Type           | Row/Townhouse                                  |
| Style          | 3 Storey                                       |
| Basement       | Finished, Full                                 |
| Parking        | Double Garage Attached, Single Garage Attached |
| Year Built     | 2003                                           |
| Living Area    | 1,384.08 sq.ft.                                |
| Bedrooms       | 3                                              |
| Bathrooms      | 2 full & 1 half                                |

## Description

Opportunity knocks at this fantastic turnkey townhome in Renfrew. This front street facing unit has everything you need to settle into your inner-city lifestyle. Nestled on a treelined street this spacious home features over 1800 sqft, 3 bed 2.5 bath including a fully developed basement. As you enter you will be greeted with a bright open concept main floor, with flows into the kitchen and dining making it the perfect space for entertaining. The main floor includes a well-appointed living room with fireplace, dining area, kitchen featuring stainless steel appliances (brand new dishwasher) + stone counters, and breakfast bar. This main floor is completed with a 2-piece powder room and access to your shared attached garage. On the 2nd level you will find 2 large bedrooms on opposite ends (great for roommates or children), a 4-piece bath and laundry room. The 3rd floor bedroom loft is a dream, soaked with tons of natural light from a large skylight, vaulted ceilings your own private en-suite with plenty of closet space/storage. The fully finished lower level has plenty of room to set up a home gym as well as space to have a tv/rec room. Enjoy everything the inner city has to offer with a quick commute to downtown Calgary, walking paths, restaurants, groceries and more. If you're looking for a home that offers a ton of space to grow into, low condo fees and in a great location, you won't want to miss this one. Pet friendly with board approval.









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