

209 13 Avenue NE
Calgary, Alberta

MLS # A2210685

\$849,000

Division:	Crescent Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,465 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	High Efficiency, Electric, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	N/A		

****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 Calgary'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, you'll 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.