

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

MLS® #A2210685

**\$849,000**

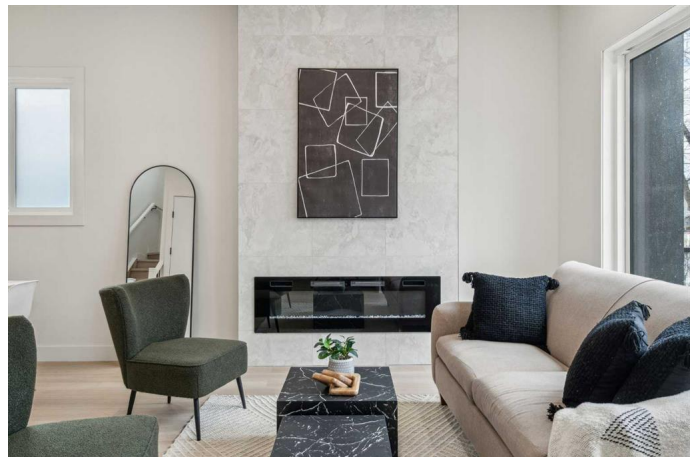
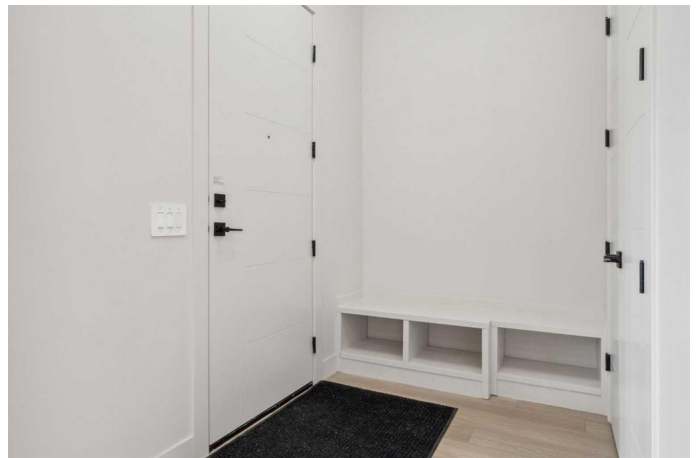
4 Bedroom, 4.00 Bathroom, 1,465 sqft  
Residential on 0.10 Acres

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 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 youâ€™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
Type	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 35  
Zoning R-CG

### Listing Details

Listing Office Greater Property Group

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.