

\$1,199,000 - 509 & 511 13 Avenue Ne, Calgary

MLS® #A2208196

\$1,199,000

5 Bedroom, 2.00 Bathroom, 2,162 sqft
Residential on 0.14 Acres

Renfrew, Calgary, Alberta

Exceptional Investment Opportunity in Renfrew – FULL Duplex (BOTH SIDES!) on One Title with Endless Potential. Here’s your chance to secure a fully equipped side-by-side FULL duplex (#509 and #511!) on one title, ideally situated on a generous 50' x 120' lot in the sought-after inner-city community of Renfrew. Whether you're a savvy investor looking for strong, immediate cash flow, or a developer exploring redevelopment options, this property checks all the boxes. Each main unit offers 1,081 sqft above grade and features 3 bedrooms (2 up + 1 den/bedroom), updated flooring, bright and spacious living areas with large windows and cozy fireplaces, and functional kitchens designed for everyday comfort. The basement units are 964 sf and have 2 bedrooms, 1 bathroom, living room + kitchen + laundry + den (storage) or it can also be a bedroom if necessary. Private separate basement entrances open the door to converting this property into four self-contained income-generating suites, dramatically increasing your rental potential. Outside, enjoy the convenience of a double detached garage plus an extended parking pad, offering ample space for tenants. Bonus: Both units 509 and 511 are occupied by long-term tenants (11 and 9 years), who would love to stay – providing you with turnkey rental income of \$2,800/month and \$2,600/month, respectively. Situated just steps from two parks and minutes from Bridgeland’s vibrant shops and



restaurants, top-rated schools, public transit, major roadways, downtown Calgary, the Calgary Zoo, and TELUS Sparkâ€”this location is truly unbeatable for both renters and future redevelopment. Whether you hold, renovate, or rebuild, this property is a smart investment in a high-demand location. Opportunities like this are rareâ€”act fast!

Built in 1978

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2208196 |
| Price | \$1,199,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,162 |
| Acres | 0.14 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Duplex |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 509 & 511 13 Avenue Ne |
| Subdivision | Renfrew |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 1C5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Off Street, Oversized, Parking Pad, See Remarks, Stall |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, See Remarks |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Mantle, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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