

# \$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, Stall, See Remarks |
| # 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, Walk-Up To Grade, Suite                            |

## 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 | 30              |
| Zoning         | R-CG            |

## Listing Details

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

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.