

**509 & 511 13 Avenue NE
Calgary, Alberta**

MLS # A2208196



\$1,199,000

Division:	Renfrew		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,162 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Oversized, Parking Pad, See Remarks,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: unit 511: Main Unit: Electric Stove, Range Hood, Refrigerator, Washer/Dryer; 511 Basement: Refrigerator, Washer/Dryer - all appliances are where is as is

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 Spark—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 rare—act fast!