



**GRASSROOTS**  
REALTY GROUP

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**851 13 Avenue NE**  
**Calgary, Alberta**

**MLS # A2254067**



**\$945,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s)		

**Inclusions:** Completely furnished secondary suite (excluding living room sectional, chairs(x2), tables(x2)rug)

A home like nothing you've ever seen and will never see again. The one you've been waiting for! Nestled in a serene family neighborhood with unbelievably easy access around the city, this extensively renovated raised bungalow is a true gem. With all new roof, soffits/gutters, furnace, HWT, electrical panel, and plumbing, this home provides mid century style and modern peace of mind maintenance. The main floor boasts a captivating, open-concept layout with original, refinished hardwood floors, and the original Douglas Fir doors! The kitchen is a chef's delight, featuring sleek quartz countertops, under-cabinet lighting, and brand-new GE Café appliances. A stunning wood-burning stove in the living room not only provides a cozy focal point but also efficiently heats the entire upper floor without furnace assistance, significantly cutting down on heating bills and will make you look FOWARD to Calgary winters! The living room's elegant arches further enhance the home's preserved mid-century modern charm. The bathroom features the luxury of heated flooring, and a new bidet toilet! Both bedrooms are equipped with custom California Closets, maximizing storage and style. The fully separated downstairs is a legal suite and a truly turnkey investment. It features durable, industrial-grade vinyl plank flooring throughout, separate washer and dryer, and is filled with natural light from full-size, bright windows in every room. Custom blinds provide privacy, with blackout blinds in both bedrooms for optimal rest. The charming pink bathroom features a matching pink toilet and tub--a genuine 1960's set rescued from a home right here in Calgary! The suite comes completely furnished in a candian/calgarian curated mid-century style&mdash;right down to the new stainless steel appliances, utensils, and glassware&mdash;making it a perfect to continue

as a short-term or long-term rental from the day you move in! The expansive yard and garage offer a canvas for your ideas and aspirations, with zoning that allows for a future laneway suite. This legal basement suite provides a significant second income with the proven ability to cover the entire mortgage, giving you the financial freedom to enjoy this prime location at a fraction of the cost, and is in the top 1% of Airbnbs in Calgary. This stunning home blends built-in value with preserved mid-century charm, endless potential, and unparalleled WOW factor in every corner. Call your favourite realtor today, don't miss this opportunity.