



**GRASSROOTS**  
REALTY GROUP

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4108 13 Avenue NE  
Calgary, Alberta

MLS # A2266084



**\$479,900**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Marlborough                                                             |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bi-Level                                                                |        |                   |
| Size:     | 959 sq.ft.                                                              | Age:   | 1972 (53 yrs old) |
| Beds:     | 4                                                                       | Baths: | 2                 |
| Garage:   | None, On Street                                                         |        |                   |
| Lot Size: | 0.09 Acre                                                               |        |                   |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectang |        |                   |

|             |                                         |            |      |
|-------------|-----------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                 | Water:     | -    |
| Floors:     | Carpet, Linoleum                        | Sewer:     | -    |
| Roof:       | Asphalt Shingle                         | Condo Fee: | -    |
| Basement:   | Full, Partially Finished                | LLD:       | -    |
| Exterior:   | Mixed, Stucco, Vinyl Siding, Wood Frame | Zoning:    | R-CG |
| Foundation: | Poured Concrete                         | Utilities: | -    |
| Features:   | Ceiling Fan(s)                          |            |      |

Inclusions: N/A

Great Starter or DownSizer in a "super location", makes this affordable Bi-Level a great alternative to paying rent! It has 2 Bedrooms up with a 4 piece bathroom & 2 bedrooms down with a 3 piece bathroom. All electrical outlets and switches have been upgraded with a complete "Professional" aluminum wiring upgrade, which brings it up to today's codes. A new meter & electrical box ("200 amp" being installed) make it perfect for future EV Charging & lots of power to go out back to a future garage. The paved Back alley is all that is between you and the kids playground, which is visible from the Dining area inside or from the large 17X8"deck. Alternatively, It has its own large, fenced, Backyard and the garden shed is included.