



**GRASSROOTS**  
REALTY GROUP

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**4104 13 Avenue NE**  
**Calgary, Alberta**

**MLS # A2279440**



**\$429,900**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, Other, Rear Drive, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Storage		

**Inclusions:** Storage Shed, 2nd Refrigerator in basement.

Welcome to #4104 13 Avenue NE, Calgary—a well-maintained and fully finished bi-level ideally situated on a quiet, low-traffic street with beautiful green space and park views directly behind. Offering a perfect blend of functionality, comfort, and location, this home is ideal for families, first-time buyers, or investors alike. The fully fenced and landscaped yard provides great curb appeal with mature greenery, plenty of street parking, and a warm, welcoming feel. Out back, enjoy a spacious rear deck overlooking the park—an ideal spot to relax, entertain, or watch the kids play. Rear lane access adds convenience, and the storage shed in the yard is included, offering ample space for tools and seasonal items. Inside, the bright and practical layout features three bedrooms and two full bathrooms, making excellent use of the available space. The main level offers a full kitchen with beautiful oak cabinetry, plenty of counter space, and all major appliances included, creating a functional hub for everyday living. Large windows throughout allow natural light to fill the home, enhancing its warm and inviting atmosphere. The fully finished basement expands your living space and is perfect for entertaining or relaxing. A generous recreation area with a built-in bar makes hosting friends easy, while additional storage areas ensure everything has its place. The lower level also includes a full bathroom, adding flexibility for guests or growing families. Recent upgrades add peace of mind and long-term value, including a new furnace, newer hot water tank, and durable metal siding complemented by stucco, offering both style and low maintenance. The location truly shines—walking distance to schools, shopping, and everyday amenities, with quick access to 16th Avenue for an easy commute throughout the city. Parks, green spaces, and community features are right at your

doorstep, making this an excellent spot for those seeking both convenience and a quiet residential feel. This charming home delivers exceptional value with thoughtful updates, functional living spaces, and an unbeatable location. Don't miss your opportunity to own a move-in ready property in an established northeast Calgary neighborhood.