



GRASSROOTS
REALTY GROUP

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4108 13 Avenue NE
Calgary, Alberta

MLS # A2328389

\$569,999



Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	969 sq.ft.	Age:	1972 (54 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home		

Inclusions: None

Fully Renovated | 6 Bedrooms | 3-Bedroom Illegal Basement Suite | 200 AMP Service | Backing Onto Park

Welcome to this beautifully renovated bi-level offering exceptional flexibility for families, multi-generational living, or investors. Situated on a quiet street and backing directly onto a city park and playground, this move-in-ready home combines modern finishes with an outstanding location. The bright main floor features an open-concept layout with a spacious living room highlighted by a modern electric fireplace, a designer kitchen with premium finishes, three generous bedrooms, an updated full bathroom, and its own separate laundry. The fully finished basement offers a 3-bedroom illegal suite with the advantage of large bi-level windows that fill the space with natural light. Complete with its own kitchen, living room featuring a second electric fireplace, full bathroom, and separate laundry, it provides excellent flexibility for extended family or future income potential. Extensive renovations include a new 200 AMP electrical service, updated kitchens, bathrooms, flooring, lighting, paint, and quality finishes throughout. Enjoy the large rear deck overlooking the adjacent park and playground. Conveniently located near schools, shopping, restaurants, public transit, Marlborough LRT Station, and major roadways, this property offers an exceptional combination of comfort, convenience, and versatility. See it before it's gone. Book your showing today. Features include: Fully renovated throughout 6 bedrooms (3 up, 3 down) 3-bedroom illegal basement suite Bright bi-level basement with large daylight windows Two modern kitchens Two separate laundry areas Two electric fireplaces New 200 AMP electrical service Large rear deck Backs onto a city park and playground Close to schools, shopping, transit, and major amenities

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