



GRASSROOTS
REALTY GROUP

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439 13 Avenue NE
Calgary, Alberta

MLS # A2331691



\$685,000

Division:	Renfrew		
Type:	Residential/House		
Style:	Bungalow		
Size:	869 sq.ft.	Age:	1930 (96 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Door Opener, Insulated, Off Street, Oversized, Single G		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lar		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: 2 wooden stools in kitchen, 2 Rain barrels, bench in mud room, bench outside of garage, shelving and work bench inside garage

OPEN HOUSE THIS SATURDAY AND SUNDAY - 1-3 PM - Step into this 1930 character bungalow in the heart of Renfrew, one of Calgary's most sought-after inner-city communities. With a sunny south-facing backyard, this property combines preserved character, meaningful quality upgrades, and outstanding long-term potential. The main floor showcases original hardwood, classic original wood doors and shelving, and large high-end tilt and turn windows (2024) offering superior efficiency and ventilation while maintaining the home's character. The main level layout offers 2 bedrooms and a full updated bathroom. The kitchen remains in original condition, presenting an excellent opportunity for future customization. The lower level features a fully developed layout with 2 additional bedrooms, family room, and a full updated bathroom with heated flooring and heated towel rack. Lower level windows were replaced in 2018. Extensive infrastructure upgrades provide peace of mind, including a new roof (2020), hot water tank (2020), upgraded energy efficient insulation throughout, updated plumbing, including a new sewer pipe from house to street (2022). Outside, enjoy your private south-facing yard with mature trees, a brand new hand layed patio and sidewalk (2026) and an over-sized single detached garage (2019) with rear lane (paved) access. The insulated garage also presents additional attic storage space. Ideally located on a quiet, tree-lined street, you are within walking distance to parks, schools, playgrounds, Bridgeland amenities, river pathways, and just minutes to downtown.