



**GRASSROOTS**  
REALTY GROUP

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**4112 13 Avenue NE**  
**Calgary, Alberta**

**MLS # A2349174**



**\$587,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough                                        |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | Bungalow                                           |               |                   |
| <b>Size:</b>     | 988 sq.ft.                                         | <b>Age:</b>   | 1972 (54 yrs old) |
| <b>Beds:</b>     | 5                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                             |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Backs on to Park/Green Space |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage

**Inclusions:** Basement appliances and garage opener

Open House Sat Oct 10: 3PM-5PM | EXTENSIVELY RENOVATED | ILLEGAL SUITE | SEPARATE ENTRY/LAUNDRY | DOUBLE GARAGE | BACKING ONTO PARK | A rare opportunity in the heart of Marlborough! Beautifully renovated from top to bottom and tucked away on a quiet street, this impressive bungalow combines modern style, functionality, and excellent investment potential. Featuring extensive high-end renovations, a fully finished illegal basement suite with a separate entrance, dual laundry, and exceptional rear parking, this home is an ideal opportunity for homeowners and investors alike. From the moment you arrive, the striking curb appeal stands out with fresh white stucco, contrasting black accents, and new windows for a clean, modern exterior. Inside, the bright and inviting main floor showcases luxury vinyl plank flooring, updated lighting, new windows and doors, and a timeless neutral colour palette throughout. The spacious living room is filled with natural light and anchored by a stunning custom fireplace feature wall. At the heart of the home is the beautifully renovated kitchen, complete with full-height white cabinetry, quartz countertops, a classic subway tile backsplash, high-end stainless steel appliances, matte black hardware, and a dual-tone centre island—perfect for everyday living and entertaining. The main level also features a spacious primary bedroom with a walk-in closet, two additional bedrooms, a beautifully updated bathroom with a modern walk-in shower, and a convenient laundry closet with a new washer and dryer. The fully finished illegal basement suite offers excellent flexibility and additional potential. With its own separate side entrance, the lower level features a spacious living area, stylish white kitchen, two large bedrooms, a walk-in closet, renovated bathroom, abundant natural light, and its own separate

laundry. Outside, enjoy a fully fenced backyard backing directly onto a park and playground, offering a peaceful setting with no direct rear neighbours and plenty of space to relax or entertain. Parking is another standout feature with a double detached garage, an additional rear parking pad with space for a vehicle or RV, plus ample street parking. Located in the established community of Marlborough, this home is just minutes from schools, playgrounds, shopping, LRT, major amenities, and key transportation routes, with a convenient commute to downtown Calgary. Homes offering this level of renovation, functionality, parking, and location are hard to find.