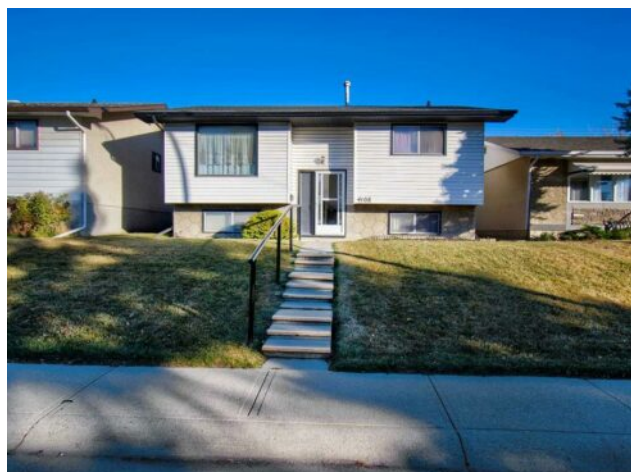


**4108 13 Avenue NE
Calgary, Alberta**

MLS # A2266084



\$439,900

Division:	Marlborough		
Type:	Residential/House		
Style:	Bi-Level		
Size:	959 sq.ft.	Age:	1972 (54 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	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 remediation wiring upgrade, which brings it up to today's codes. A new meter & electrical box ("200 amp" service 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.