



# 413 13 Avenue Calgary Alberta

\$661,500

Experience the essence of modern living in this exquisite front 4plex unit. Situated in an unbeatable location just minutes away from downtown, this remarkable 3-bedroom, 3.5-bathroom unit is designed to captivate you with its distinctive and functional layout. Step into the inviting main floor, where an abundance of natural light fills the bright living room featuring a cozy gas fireplace. Adjacent to the living room, you'll discover a spacious dining area that seamlessly flows into the chef's dream kitchen. Ascend the stairs to find two generously sized rooms, each accompanied by its own full bath and convenient laundry facilities. The fully finished basement boasts a comfortable bedroom, a stylish wet bar in the recreational room, and an additional full bath. Completing this exceptional property is a single detached garage. Embrace the convenience of this location as it offers easy access to parks, schools, transit, and a wealth of other amenities. Prepare to be captivated by this truly remarkable gem (id:6769)

Bedroom 10.42 Ft x 12.58 Ft  
3pc Bathroom 7.83 Ft x 4.83 Ft  
Kitchen 10.75 Ft x 12.92 Ft  
Dining room 8.92 Ft x 8.83 Ft  
Living room 11.08 Ft x 14.50 Ft

Primary Bedroom 13.42 Ft x 12.92 Ft  
4pc Bathroom 5.83 Ft x 12.42 Ft  
Bedroom 10.75 Ft x 12.75 Ft  
3pc Bathroom 7.75 Ft x 4.83 Ft  
Laundry room 3.92 Ft x 3.33 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



See

**Mirror**

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