



## 4131 13 Avenue Calgary Alberta

\$569,000

First time home buyers and Investors alert!! Fully Renovated Bungalow with new Kitchen, new bathrooms, new hot water tank, new flooring, new appliances, new light fixtures and main level new windows just to name a few! This brand newly renovated residence offers a comfortable and spacious living environment with a versatile layout that suits a variety of lifestyles. With its 3 bedrooms up and a 2 bedroom in the full finished basement fitted with a separate entrance and its own laundry this property has all the features that you need for modern living. As you enter, you'll be greeted by a warm and inviting living room, perfect for relaxing with family and friends. The well-appointed kitchen features plenty of cabinet space and offers a convenient workspace for all your culinary endeavors plus a stunning island. The primary bedroom boasts a 4pc ensuite bath, providing privacy and convenience. Two more bedrooms on the main floor provide ample space for family members or guests. The main floor also includes a 3pc bathroom and Laundry for your convenience. The basement is fully equipped with two bedrooms, a living room, new kitchen, full bathroom, separate laundry, and a private entrance, making it ideal for a rental illegal suite. The roof has been changed in 2018. Private south yard with extra Rear Parking and room for Garage. Nested in the desirable community of Marlborough, this home is conveniently located near schools, parks, shopping, and transportation, making it an ideal choice for families and commuters alike. Don't miss the opportunity to make this lovely home your own. Contact us today to schedule a showing and experience the comfort and convenience this property has to offer. (id:6769)

Bedroom 12.67 Ft x 11.75 Ft

Bedroom 13.50 Ft x 9.67 Ft

Kitchen 12.67 Ft x 9.75 Ft

Recreational, Games room 12.67 Ft x 20.83 Ft

4pc Bathroom 11.92 Ft x 5.17 Ft

Primary Bedroom 12.17 Ft x 12.42 Ft

Bedroom 10.25 Ft x 12.08 Ft

Bedroom 12.17 Ft x 8.17 Ft

Living room 15.67 Ft x 16.08 Ft

Kitchen 11.92 Ft x 15.50 Ft

4pc Bathroom 7.17 Ft x 8.50 Ft

3pc Bathroom 7.83 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 BRAVO REALTY

<http://luckybrar.c21.ca/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net