



4108 13 Avenue Calgary Alberta

\$449,900

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. (id:6769)

Bedroom 10.42 Ft x 8.17 Ft
Bedroom 11.33 Ft x 7.67 Ft
3pc Bathroom .00 Ft x .00 Ft
Living room 15.33 Ft x 12.00 Ft
Kitchen 13.50 Ft x 8.67 Ft

Dining room 13.50 Ft x 10.25 Ft
Primary Bedroom 11.92 Ft x 9.83 Ft
Bedroom 11.92 Ft x 8.83 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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TREC The Real Estate Company

RE/MAX Realty Professionals

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