

\$479,900 - 4108 13 Avenue Ne, Calgary

MLS® #A2266084

\$479,900

4 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.09 Acres

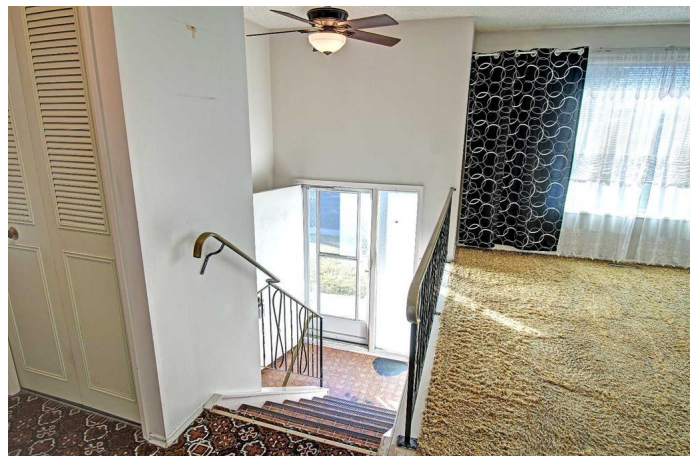
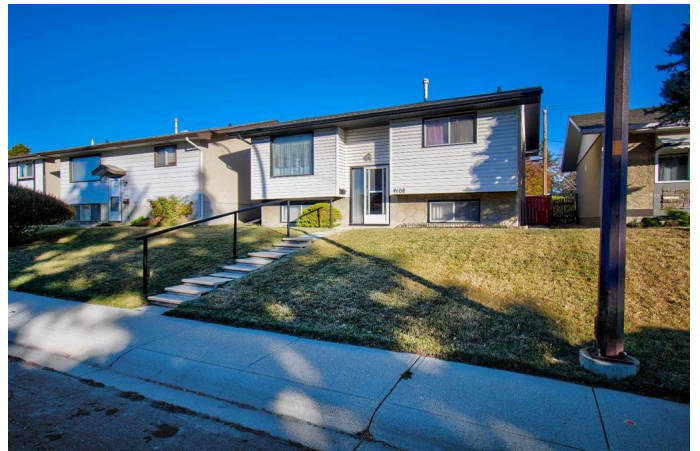
Marlborough, Calgary, Alberta

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 wiring upgrade, which brings it up to today's codes. A new meter & electrical box (200 amp being 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.

Built in 1972

Essential Information

MLS® #	A2266084
Price	\$479,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	0.09
Year Built	1972
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4108 13 Avenue Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3J8

Amenities

Parking Spaces	2
Parking	None, On Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.