



GRASSROOTS
REALTY GROUP

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7119 4 Street NW
Calgary, Alberta

MLS # A2225693



\$625,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,080 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Forced Air
Floors:	Vinyl Plank
Roof:	Tar/Gravel
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Great location bi-level home. With quick access to Calgary's best amenities. Easy walk to parks, schools, Nose Hill Park, shopping, Transit, 20 min drive to the downtown core! The interior has been modernized with many updated features - 2000sft living space with 6bedrooms(2 basement bedroom windows don't have enough legal egress area). newly renovated laminated floor and quartz counter top. Expansive open kitchen/living room that overlooks the dining room. The primary bedroom features a large closet and 4 peice ensuite, plus accompanied by two more spare bedrooms. Great chance to develop a basement suite. The main renovation includes: new kitchen in 2023, new roof in 2023, new appliances in 2023, new basement developed in 2025, new garage door in 2023, new ceiling ,painting and floor in 2023!!!!!!Check out the oversized23' x 22' double car garage in the backyard, Call your friendly REALTOR to book your viewing.