



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6127 4 Street NE
Calgary, Alberta

MLS # A2248556



\$670,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Wet Bar		

Inclusions: N/A

Immaculately maintained with pride of ownership, this beautifully updated bungalow boasts over \$125,000 in professional renovations, including a brand-new roof and siding in 2023. Inside, the bright and inviting interior features newer carpet, stylish luxury vinyl plank flooring, tile accents, and modern pot lights. The sleek kitchen impresses with quartz countertops and smart appliances, while the main floor bathroom showcases contemporary finishes. Three large bedrooms and a spacious living room complete the main floor, offering a comfortable and functional layout for everyday living. The fully developed basement is perfect for entertaining, with a cozy wood-burning fireplace, a basement bedroom, a versatile laundry room/den, and a fully functioning wet bar with sink and fridge. This space could easily be adapted into a private mother-in-law suite. Outside, the backyard is an entertainer's dream, featuring a huge oversized double garage with brand-new commercial-grade wood panelled doors, a two-tiered deck, a firepit, and a massive yard ideal for gatherings or outdoor enjoyment. Minutes to Deerfoot City Mall, the Calgary Airport, Deerfoot Trail, walking paths, shopping, and so much more, this home offers both convenience and lifestyle in a prime Calgary location.