



GRASSROOTS
REALTY GROUP

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6907 4 Avenue NE
Calgary, Alberta

MLS # A2253709



\$529,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	992 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: None

Welcome to 6907 4 Ave NE! This fully developed bi level in family friendly Abbeydale offers over 1,700 sqft of living space, featuring 5 bedrooms and 2 full bathrooms. The main floor boasts a spacious living room and renovated kitchen, while one bedroom opens to a private patio, ideal for relaxing outdoors. The home includes a 2-bedroom illegal suite with a separate entrance perfect for extended family or rental potential. Recent upgrades include: new kitchen and bedroom renovations, exterior paint (2022), fully paved driveway (2023), hot water tank (2022), water softener, furnace motor replacement (2022), and two roof turbine vents for improved ventilation. Located near parks, schools, and amenities, this move-in-ready home is a perfect fit for growing families or savvy investors. Book your showing today!