



GRASSROOTS
REALTY GROUP

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

1311 4 Street NW
Calgary, Alberta

MLS # A2255871



\$749,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Rosedale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,132 sq.ft. | Age: | 1929 (96 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Tree | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Metal Siding , Wood Frame | Zoning: | H-GO |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters, Soaking Tub, Track Lighting | | |

Inclusions: None.

Located in the long established community of Rosedale & situated on a 50'x120' lot, this property is ideal for renovation, redevelopment or to build your dream home in a prime location! The current charming 1920's 3+1 bedroom bungalow still has tons of character, including hardwood floors, some original woodwork, vintage glass doorknobs & curved archways, showcasing the adjoining formal living & dining rooms. The updated kitchen is nicely finished with quartz counter tops, white cabinets & stainless steel appliances. There are also 3 bedrooms & a refreshed 4 piece bath on the main level. Basement development includes a large family/recreation room, bedroom, 3 piece bath, laundry/utility room & storage. Other notable features include a single detached garage & LARGE WEST BACK YARD with deck surrounded by beautiful mature trees. The incredible location can't be beat - walking distance to McHugh Bluff & close to SAIT, schools, shopping, public transit & easy access to trendy Kensington & downtown via 10th Street.