



GRASSROOTS
REALTY GROUP

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5903 4 Avenue NE
Calgary, Alberta

MLS # A2258845



\$524,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	961 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wood Counters		

Inclusions: All Window Coverings, Shed, Large round mirror (front entry), BBQ (gazebo area), Patio set (table + 4 chairs), Danby upright freezer (inside shed)

****OPEN HOUSE Nov 22nd & 23rd 1 - 3:30pm**** Welcome to this beautifully maintained and highly versatile bi-level home, offering a perfect blend of comfort, functionality, and opportunity. With 4 spacious bedrooms, 2 full bathrooms, and a walk-down ILLEGAL SUITE, this property is ideal for extended family living, rental income, or a growing household seeking flexible space. The bright, open-concept upper level features a seamless flow between the living room, dining area, and renovated galley-style kitchen. Enjoy stainless steel appliances, crisp white cabinetry, and a charming farmhouse sink. South-facing windows fill the kitchen, dining room, and main bathroom with natural light, creating a warm and inviting atmosphere. Two generously sized bedrooms, convenient upstairs laundry, and a 4-piece bathroom to complete this level. The walk-down basement ILLEGAL SUITE provides exceptional versatility with its open-concept kitchen and living area, equipped with full-size stainless steel appliances. Two large bedrooms, a 4-piece bathroom, and separate laundry offer privacy and comfort-ideal for multi-generational living or rental potential. The home is also upgraded with PEX piping for added durability and ease of maintenance. Outside, the large south-facing backyard features a beautiful pergola-perfect for lounging, dining, or entertaining. A spacious parking pad accommodates up to three vehicles plus RV parking, an added convenience rarely found at this price point. Located directly across from a playground and just steps from Roland Michener Elementary School, this home is perfectly positioned for families. You'll enjoy quick access to Stoney Trail, the Trans-Canada Highway, Deerfoot Trail, as well as parks, shopping, and everyday amenities. Whether you're accommodating extended family, seeking an income-generating opportunity,

or simply looking for a well-appointed and functional home, this property delivers outstanding value, versatility, and style. Plenty more to explore-take the 3D tour and enjoy the view!