



GRASSROOTS
REALTY GROUP

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4613 4 Avenue SE
Calgary, Alberta

MLS # A2264934



\$595,800

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,184 sq.ft.	Age:	1960 (65 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

6 Beds | 2 Baths | Prime Location | School Nearby | Corner Lot | Separate Entrance | SPACIOUS | VERSATILE | PRIME CORNER LOT! Welcome to this beautiful and rare find offering 6 bedrooms and 2 full baths, ideal for large families or smart investors! Step inside to discover a bright and open main floor featuring 3 generous bedrooms, a cozy living area filled with natural light, and a well-appointed kitchen perfect for family gatherings. The fully developed basement with separate entry boasts another 3 bedrooms, a second kitchen, and spacious living space—a perfect setup for extended family, guests. Sitting proudly on a large corner lot, this home features an extended driveway for extra parking, and a mature front tree that adds charm, privacy, and shade. Whether you’re hosting summer BBQs or simply enjoying the outdoors, there’s room for everyone here! Located in a desirable, family-friendly neighborhood, close to parks, schools, shopping, and transit, this home truly has everything you’ve been looking for. Don’t miss your chance to own this exceptional property with endless possibilities—call your favorite realtor and book a showing today!