



GRASSROOTS
REALTY GROUP

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2536 4 Avenue NW
Calgary, Alberta

MLS # A2278720



\$865,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	839 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Nestled on a picturesque, tree-lined street in the highly desirable community of West Hillhurst, this charming bungalow rests on a generous 45 x 120 ft lot. The location is exceptional, providing effortless access to downtown, University of Calgary, and Bow River. The main floor has been tastefully updated and features a bright, open-concept layout with a spacious living room, a well-appointed kitchen complete with quartz countertops and premium stainless steel appliances, two generously sized bedrooms, and a modern 4-piece bathroom. Large windows and hardwood flooring throughout create a warm, welcoming ambiance. The fully finished basement, with a separate side entrance, adds excellent versatility and includes a comfortable recreation room, a 3-piece bathroom, a dedicated laundry area, and abundant storage space.