



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

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed, Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**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.