



**GRASSROOTS**  
REALTY GROUP

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**4613 4 Avenue SE**  
**Calgary, Alberta**

**MLS # A2286611**



**\$589,900**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**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! The thoughtful layout maximizes space and functionality, while the separate entrance provides added privacy and flexibility. Located in a highly desirable, family-friendly neighborhood, just minutes from schools, shopping, transit, parks, and all essential amenities — convenience truly meets comfort here — call your favorite realtor and book a showing today!