



**6820 4 Avenue SE**  
**Calgary, Alberta**

**MLS # A2292556**



**\$579,900**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,373 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Chandelier, Closet Organizers, French Door, Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Vacuum System (as is), Storage Shed

Oversized 62' x 100' CORNER LOT, 6 bed, 3 bath original bungalow with over 2645 sqft of developed living space on a quiet side street in Penbrooke! Amazing floorplan with UPDATED HOT WATER TANK & FURNACE, well maintained carpets, white painted walls & some updated windows! The main level boasts large, bright & sunny living spaces including ample storage, 4 oversized bedrooms including a king-sized primary with walk-in closet & 3-piece ensuite. The big kitchen leads to back door access to the backyard with a poured patio, parking pad with space for 3 cars, storage shed & potentially room for an oversized triple car garage. A half flight of stairs leads to the lower level which features French door access to an oversized family room with wood burning fireplace, spacious den siding onto the laundry with potential access to plumbing, 2 additional big bedrooms, both with walk-in closets, built-in bookshelves & a huge laundry room. Incredible location close to Stoney Trail, 17 Avenue, Memorial Drive & only 15 minutes from Downtown Calgary! Walking distance to public transportation, shopping, schools, parks, playgrounds & more!!