



1, 808 4 Street NE  
Calgary, Alberta

MLS # A2299476



**\$599,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,846 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 252

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** Radon Mitigation System; Planters in front yard and on balconies;

\*Open house 1-4pm Sat&Sun Apr 11-12th\*Location! Location! Location! Ideally situated within walking distance to Downtown Calgary, this property offers unbeatable convenience. Just one block away from a medical centre, caf&eacute;s, restaurants, and everyday amenities, making urban living effortless and enjoyable. Designed with comfort and space in mind, all three above-grade levels feature 9-foot ceilings, creating an airy and open feel throughout. Both the second and third floors offer private balconies&mdash;perfect for enjoying your morning coffee with city views or unwinding in the evening with a glass of wine. This rare layout features 4 bedrooms and 3 full bathrooms above grade, ideal for growing families or flexible living arrangements. The main floor includes a versatile office/den that can easily function as a fourth bedroom, conveniently located beside a full bathroom. The spacious living room is highlighted by a cozy gas fireplace and large west-facing windows that fill the space with warm natural light. A front yard adds additional outdoor space for kids or relaxation. The second floor offers a bright and functional layout with a generous bonus room that connects to a glass-enclosed balcony, creating a perfect indoor-outdoor retreat. Two spacious bedrooms, a full bathroom, and a conveniently located laundry area complete this level. The entire third floor is dedicated to a luxurious primary retreat. Featuring vaulted ceilings, a private balcony, and a gas fireplace, this space is designed for comfort and privacy. It also includes a large walk-in closet and an impressive 6-piece ensuite with double vanity, soaker tub, and separate shower. Located in the desirable Renfrew community, this home is surrounded by fantastic amenities for families and active lifestyles. Enjoy easy access to the Renfrew Community Centre and nearby recreation facilities featuring

swimming and fitness options, along with multiple parks, playgrounds, and green spaces. The area is well-served by excellent schools, including Stanley Jones School (K&ndash;6), Colonel Macleod School (K&ndash;9, TLC program), and Crescent Heights High School (10&ndash;12), making it a great choice for families. Recent upgrades include a new hot water tank, microwave hood fan, radon mitigation system, as well as improved attic insulation and ventilation.