



**913 4 Avenue NW**  
**Calgary, Alberta**

**MLS # A2130115**



**\$825,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1913 (111 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Double Garage Detached, Enclosed, Garage Door Op		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Other, Rectang		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

**INVESTOR ALERT! RARE OPPORTUNITY!** Take a look at this charming detached home on a 37.5' X 120' LOT with M-CG ZONING in the heart of Sunnyside — just steps from Sunnyside C-Train Station and the Kensington amenities district! This property boasts 2 bedrooms and 1.5 bathrooms in 1,407 square feet of fully developed living space, with a sunny southeast backyard and an oversized double detached garage! Several upgrades/updates here, including: newer high efficiency furnace (Feb 2022), newer hot water tank (2016), newer asphalt shingles (2011), some newer appliances (dryer 2024, washer 2023, fridge 2022), some newer doors and windows (July 2013), and cork and laminate flooring! The garage is drywalled and insulated, accessible via paved back alley access! This is the perfect location — walking distance to the downtown core, Kensington retail/shopping/dining, schools, Calgary Transit, the Bow River, several parks/pathways, and across the street from the newly built Sunnyside Station Playground! High-density residential redevelopment opportunities are endless here! Don't miss out, call now!