



**6920 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2160054**



**\$614,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** none

VERY WELL KEPT 4 LEVEL SPLIT WITH 3+2 BEDROOMS 2.5 BATHS. LIVING ROOM WITH FIRE PLACE AND BAY WINDOW, DINING AREA WITH HIGH CEILING. MASTER BEDROOM WITH 2PCE EN SUITE. AND 2 MORE GOOD SIZE BEDROOMS. KITCHEN WITH LOTS OF NATURAL LIGHT. LOWER LEVEL FULLY FINISHED WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND LAUNDRY IN COMMON AREA. OVERSIZED DOUBLE DETACHED HEATED GARAGE GARAGE IN THE BACK. NICE CEMENTED PATIO ON THE SIDE. LOTS OF GARDENING ON THE BACK AND GREEN HOUSE. CLOSE TO ALL THE AMENITIES AND ON THE BUS ROUTE. VERY EASY TO SHOW. HOUSE SHOWS VERY WELL, SCHOOL IS A FEW MINUTES WALK.