



GRASSROOTS
REALTY GROUP

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2536 4 Avenue NW
Calgary, Alberta

MLS # A2182335



\$860,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	839 sq.ft.	Age:	1951 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Few Trees, Level		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Nestled on a picturesque, tree-lined street in the sought-after community of West Hillhurst, this delightful bungalow sits on a generous 45x120 lot. The location is truly unbeatable, offering easy access to downtown, the university and the mountains. The main floor of this home has been beautifully updated, showcasing an open-concept design with a bright and spacious living room, a thoughtfully designed kitchen featuring quartz countertops and high-quality stainless steel appliances, two sizable bedrooms, and a stylish 4-piece bathroom. Large windows and hardwood flooring enhance the warm and inviting atmosphere throughout. The fully finished basement, accessible by a separate side entrance, offers a versatile recreation room, a 3-piece bathroom, a laundry area, and ample storage space. Don't sleep on this one, call your favorite agent today!