



GRASSROOTS
REALTY GROUP

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6531 4 Street NW
Calgary, Alberta

MLS # A2204858



\$569,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, See Remarks		

Inclusions: N/A

Welcome to this cozy 4 bedroom bungalow, perfectly situated on a huge lot. The home features a beautifully updated kitchen with modern cabinets and refreshed flooring throughout. The basement includes a spacious rec room, a versatile flex room, a den and full bathroom, perfect for extra living space. Conveniently across from schools, ideal for families with school-age children, nearby playground, shops, grocery stores, restaurants, with quick access to Deerfoot and downtown. Everything you need is just minutes away. Don't miss out on this fantastic opportunity! Schedule a showing today and see all this home has to offer!