



GRASSROOTS
REALTY GROUP

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4608 4 Avenue SE
Calgary, Alberta

MLS # A2209949



\$493,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,100 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage		

Inclusions: None

Perfect Opportunity for First-Time Buyers or Savvy Investors! Discover exceptional value in this affordable bungalow, ideally situated on a quiet street in the wonderful community of Forest Heights. With plenty of parking—both out front and on a rear parking pad—convenience is key. Step inside to a bright and spacious main floor featuring beautiful hardwood floors in remarkable condition. The sun-filled, south-facing living room is bathed in natural light, creating a warm and inviting atmosphere. You'll find three generously sized bedrooms and a fully renovated 4-piece bathroom, complete with a stylish quartz countertop and a brand-new window. All lighting fixtures throughout the home have been upgraded to energy-efficient LED ceiling lights, including a stylish, remote-controlled fixture in the dining room! The kitchen has been tastefully refreshed with modern white cabinetry, sleek quartz counters, a tile backsplash, and an eat-in dining area—perfect for casual family meals. A separate entrance at the rear leads to the unfinished basement, offering endless opportunities for development to suit your needs! Don't miss your chance to get into the market with this move-in-ready home full of possibilities! Located in a vibrant and culturally diverse neighborhood, this community offers a unique blend of urban convenience, featuring a wide array of global cuisines, local markets, and cultural events. With easy access to parks , a short 3 minute walk to Keeler Elementary School, and public transit, it's an ideal location for families and newcomers alike. Call now for a private showing and check out the 3D tour!