

\$890,000 - 1429 4 Street Nw, Calgary

MLS® #A2073318

\$890,000

3 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.17 Acres

Rosedale, Calgary, Alberta

An absolutely, delightful home in prestigious Rosedale situated on a large 60' x 120' lot with a perfectly manicured lawn and welcoming east-facing front porch would be the perfect haven at the end of the day. This a total of 2,217 sq. ft. living space bi-level style bungalow has 3 bdrms, 2 baths and exudes pure charm. The tiled foyer invites you into the large, airy, well-lit, open concept LR/DR area featuring smooth, original, oak hardwood floors, a vaulted ceiling and gas fireplace. The adjacent kitchen has warm, burgundy-stained, cherry cabinets, laminate counters, breakfast bar, electric cook top, built-in oven, tiled backsplash, fibreglass double sink with a bay window view plus a pantry for augmented storage. Two, carpeted bedrooms are located on the west-facing side allowing for lots of natural light. The primary has a good sized walk-in closet and both bedrooms share an elegant 4-pc. bath with luxurious soaker tub and walk-in shower. The basement is fully finished and would be an ideal refuge for guests. It has light-coloured, luxury, plank vinyl flooring, a large rec/media-room with built-ins, a third well-sized carpeted bedroom with abundant closet space, a 4-pc. bath and for the laundry lover, a huge thoughtfully designed laundry room with double sink and room for storage and organization. Note the amount of natural light which adds to the appeal of this lower level. Moving outside, entry via the DR, is a large deck with gas hookup offering a private,



screened venue to enjoy nature and outdoor dining. A wide side drive could easily fit 5 vehicles and a heated, insulated, single, detached garage is available via the paved back alley. The location of this home could not be more ideal. It is close to so much. Close to downtown with all its amenities, 16th Avenue (Trans Canada Highway), Memorial Drive, Deerfoot Trail, SAIT, University of Calgary, North Hill Shopping Centre, Princeâ€™s Island Park, McHugh Bluff, transit, playgrounds, parks, schools, restaurants and churches. This home has been carefully and lovingly maintained with upgraded plumbing, electrical and heating, is in move-in condition and will not last long. Call for an appointment and arrange for a tour today.

Built in 1929

Essential Information

MLS® #	A2073318
Price	\$890,000
Sold Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.17
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1429 4 Street Nw
Subdivision	Rosedale
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 2Y8

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Additional Parking, Alley Access, Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, On Street, Other, Plug-In, Single Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Brass, Circulating, Gas, Glass Doors, Mantle, Other, Tile, Zero Clearance
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Perimeter Wall, Other

Additional Information

Date Listed	August 25th, 2023
Date Sold	November 26th, 2023
Days on Market	93

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	COMOX REALTY
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