

\$565,000 - 6908 4 Avenue Ne, Calgary

MLS® #A2088580

\$565,000

6 Bedroom, 4.00 Bathroom, 1,205 sqft
Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

OPEN HOUSE October 27th, Friday : 1:00 pm to 4:00 pm & October 28th Saturday 1:00 pm to 4:00 pm. Welcome to this exceptional bungalow, a spacious and inviting home perfect for families or investors. This residence boasts a total of 6 bedrooms – 3 on the main level and 3 in the basement, along with 3.5 bathrooms. It offers the perfect combination of comfortable living spaces and modern conveniences. As you approach, you'll be charmed by the appealing exterior and the rare triple garage, capable of accommodating three cars comfortably. Step inside, and you'll immediately notice the thoughtful updates and attention to detail. The house has been modernized with new vinyl plank flooring, fresh paint throughout, and a new furnace, creating a contemporary, clean, and welcoming atmosphere. The living room is a cozy retreat with a wood-burning fireplace, perfect for gathering with friends and family on chilly evenings. The kitchen has been completely renovated, boasting new appliances, ample counter space, and storage for all your kitchen essentials. It's a chef's delight.

The master bedroom is a peaceful retreat, featuring an enclosed private patio where you can enjoy your morning coffee or unwind after a long day. The ensuite bathroom is a luxurious space with all the amenities you'd expect.

Venture downstairs to the fully developed basement, where you'll discover two additional bedrooms, along with another full bathroom



and a half bathroom. This lower level not only provides extra living space but also presents an income-generating opportunity. You can rent out this part of the house, which can help you with your mortgage or provide an ideal space for extended family members or guests. With the triple garage, recent updates, and flexible living spaces, this bungalow is the perfect place to call home, especially as winter approaches. Don't miss out on this unique opportunity to make this bungalow your own.

Built in 1979

Essential Information

MLS® #	A2088580
Price	\$565,000
Sold Price	\$595,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,205
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6908 4 Avenue Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6M2

Amenities

Parking Spaces	3
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Parking	Triple Garage Detached
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Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 12th, 2023
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	PREP REALTY
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