

\$749,900 - 3116 4a Street Nw, Calgary

MLS® #A2130592

\$749,900

3 Bedroom, 2.00 Bathroom, 786 sqft
Residential on 0.14 Acres

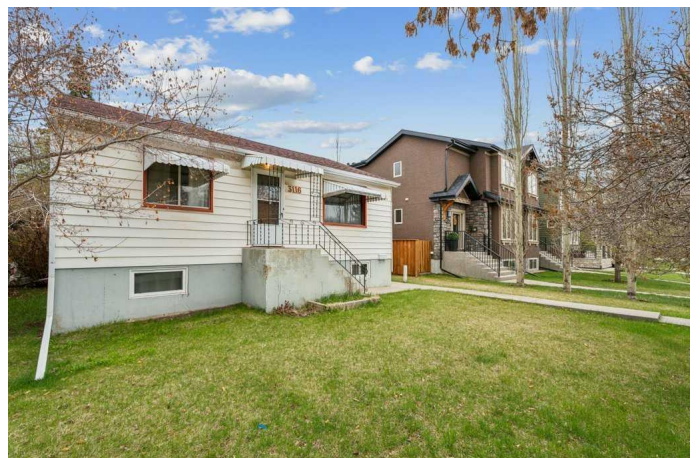
Mount Pleasant, Calgary, Alberta

This cute house is one of the best-priced 50'x120'-foot lots for sale in Mount Pleasant and features a LEGAL suite. Whether you are a builder wanting an amazing location, an investor looking for a proven rental, or someone looking for a legally suited home, this is the place for you and will not last long! The lot is steps to Confederation Park and is surrounded by mature trees. The house is in good shape and has been a productive rental property for many years. The main floor has a living room, dining room, bright kitchen that overlooks the backyard, and two bedrooms with walk-in closets. The side entry leads to a shared laundry room with plenty of storage under the stairs. The lower unit is a registered legal suite with the City of Calgary (#9257) and features a large, light-filled living & dining room, a bright bedroom, a kitchen with two pantries, and a 3 piece bathroom. The tenants are happy to be assumed and have both lived in the home for many years and keep things very clean. The garage is off the back alley and is a single with newer doors. There is space for other vehicles beside the garage.

Built in 1950

Essential Information

| | |
|------------|-----------|
| MLS® # | A2130592 |
| Price | \$749,900 |
| Sold Price | \$765,000 |



| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 786 |
| Acres | 0.14 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Sold |

Community Information

| | |
|-------------|-------------------|
| Address | 3116 4a Street Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 3B4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, On Street, Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Separate Entrance |
| Appliances | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Separate/Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 10th, 2024 |
| Date Sold | May 15th, 2024 |
| Days on Market | 5 |
| Zoning | R-C2 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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