# \$575,000 - 817 4 Avenue Nw, Calgary

MLS® #A2140200

## \$575,000

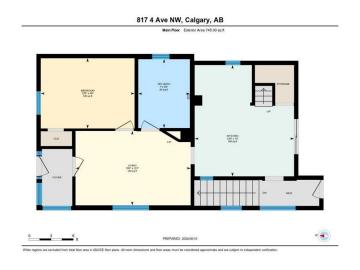
2 Bedroom, 2.00 Bathroom, 1,042 sqft Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Experience the essence of inner-city living in this charming 1.5 storey home nestled within the coveted community of Sunnyside. Ideally situated, this residence is a walker's paradise, just moments away from the LRT and the vibrant offerings of Kensington. Built in 1904, this home exudes character while seamlessly integrating modern updates throughout the years such as Roof (2015), Furnace (2001), Electrical & Plumbing (2007ish) and most windows, From the welcoming mudroom at the entrance to the cozy living spaces, every corner reflects a blend of historic charm and contemporary convenience. Step into the spacious living room adorned with an electric fireplace, setting a warm ambiance for relaxation. The updated kitchen boasts a gas cooktop and built-in oven, complemented by a patio door leading to your private deck and yardâ€"a perfect setting for entertaining or enjoying al fresco dining. Retreat to the main floor primary bedroom, accompanied by a quaint 3-piece bath featuring a classic claw tub. Ascend to the unique loft space, illuminated by a skylight, offering versatility as an office, bedroom, or creative retreat. Discover the distinctive Witches Crook Chimney, adding to the home's enchanting appeal. The lower level offers additional living space, a bedroom with non-egress windows, and a convenient 3-piece bath. Outside, the property provides off-street parking and a converted garage, now serving as a spacious storage shed. Notably, this property holds







significant potential for future development with M-CG d72 Zoning, making it an excellent investment opportunity. Beyond the confines of your home, embrace the convenience of urban living, with amenities such as Safeway, eclectic shops, the Bow River pathway system, and a nearby off-leash dog parkâ€"all within easy reach. Indulge in the allure of city living with this Character home in Sunnysideâ€"an opportunity not to be missed.

#### Built in 1904

#### **Essential Information**

MLS® # A2140200
Price \$575,000
Sold Price \$660,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,042 Acres 0.07

Year Built 1904

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Sold

## **Community Information**

Address 817 4 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary

Province Alberta

Postal Code T2N0M9

## **Amenities**

Parking Spaces 1

Parking Off Street, Parking Pad

### Interior

Interior Features See Remarks, Vinyl Windows

Appliances Dishwasher, Dryer, Freezer, Gas Cooktop, Oven-Built-In, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Circulating, Electric, Living Room

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

### Additional Information

Date Listed June 11th, 2024
Date Sold June 21st, 2024

Days on Market 10

Zoning M-CG d72

HOA Fees 0.00

## **Listing Details**

Listing Office CIR Realty

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