

\$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 yard—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



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Main Floor Exterior Area 745.00 sq ft



While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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 park—all within easy reach. Indulge in the allure of city living with this Character home in Sunnyside—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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