

# \$250,000 - 5501 4 Avenue Ne, Calgary

MLS® #A2159052

**\$250,000**

2 Bedroom, 1.00 Bathroom, 518 sqft

Residential on 0.06 Acres

Marlborough Park, Calgary, Alberta

Welcome to this well-maintained starter home—an incredible opportunity at an exceptional price with NO CONDO FEES! This bright and clean semi-detached bi-level offers over 1,000 square feet of total living space, perfect for a small family, those looking to downsize, or as a savvy investment property. Step inside to discover an inviting open-concept layout on the main level, featuring open beam ceilings, newer laminate flooring, and a cozy wood-burning fireplace. The spacious living room flows seamlessly into the dining area and kitchen, which overlooks a charming yard. A full 4-piece bathroom completes this level, offering convenience and comfort. Downstairs, you'll find a generously sized primary bedroom and a second bedroom, along with a laundry room, utility room, and extra storage space. The fully fenced southeast-facing backyard and semi-private front patio offer low-maintenance outdoor living, ideal for relaxation and entertaining. This home is a blank canvas, ready for your personal touch to transform it into your dream space. Conveniently located next to East Port Shopping Centre, just ten minutes from downtown, and steps away from public transit, shopping, and schools, this property combines convenience and comfort in a prime location. Don't miss out on making this home your own—schedule your private viewing today!

Built in 1973



## Essential Information

MLS® #	A2159052
Price	\$250,000
Sold Price	\$270,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	518
Acres	0.06
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Up/Down
Status	Sold

## Community Information

Address	5501 4 Avenue Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3X8

## Amenities

Parking Spaces	2
Parking	Parking Pad, Alley Access, Rear Drive, Side By Side

## Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Beamed Ceilings, Laminate Counters, Master Downstairs
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 5th, 2024
Date Sold	September 28th, 2024
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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