

\$524,900 - 6824 4 Avenue Ne, Calgary

MLS® #A2159746

\$524,900

3 Bedroom, 2.00 Bathroom, 1,002 sqft
Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

Welcome to this charming and fully developed 4-level split home, located on a quiet, mature, tree-lined street. As you walk in, you'll be greeted by a bright and welcoming main floor featuring a spacious kitchen, perfect for preparing family meals. Adjacent to the kitchen is a cozy living room with a beautiful wood-burning fireplace, ideal for relaxing on chilly evenings. A dining area completes this level, offering a perfect spot for family dinners and entertaining guests. The second floor hosts two comfortable bedrooms and a full bathroom, while the third bedroom is conveniently located on the lower floor, providing privacy and flexibility. The lower level also features a massive rec room, perfect for family game nights or movie marathons. The basement offers another rec room and a huge crawl space, providing ample storage for all your needs. The low-maintenance backyard is ideal for relaxing or entertaining, featuring an oversized double garage and a paved parking pad that offers ample space for an RV or extra vehicle. This property is a true gem, combining comfort, functionality, and a prime location in a desirable neighbourhood. Don't miss the opportunity to make this house your home!

Built in 1980

Essential Information

MLS® #	A2159746
Price	\$524,900



Sold Price	\$517,750
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	6824 4 Avenue Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6N3

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 27th, 2024
Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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