

\$875,000 - 3046 4 Street Sw, Calgary

MLS® #A2163605

\$875,000

4 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.11 Acres

Roxboro, Calgary, Alberta

This beautifully renovated character bungalow offers over 2,200 sq. ft. of upgraded living space in the heart of Roxboro. Featuring original hardwood floors, a spacious living/dining area with a fully functioning wood-burning fireplace, and an updated kitchen with granite countertops, stainless steel appliances, and a gas stove. The main floor includes 2 large bedrooms and a modern 4-piece bath with a jetted tub. The fully renovated lower level boasts a custom double steam shower, 2 more bedrooms, a family/games room, and in-floor heating. Updated windows, HVAC (with AC), plumbing, hot water tank and electrical were redone in 2014. More recently, the main sewer line was replaced. The fenced east-facing yard offers privacy, and an attached garage/shed provides extra storage. Enjoy walking to 4th Street shops, the river, or downtown in just 20 minutes. Don't miss this beautifully updated home in one of Calgary's best neighbourhoods!

Built in 1927

Essential Information

MLS® #	A2163605
Price	\$875,000
Sold Price	\$900,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,185
Acres	0.11
Year Built	1927
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3046 4 Street Sw
Subdivision	Roxboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1X8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, No Smoking Home
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 6th, 2024
Date Sold September 9th, 2024
Days on Market 2
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office Charles

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