



# 4606 4 Avenue Calgary Alberta

\$575,000

Welcome to this beautifully updated bungalow, situated on an expansive lot in one of Calgary's desirable neighbourhoods. This home is perfect for investors, first-time homebuyers, or empty nesters seeking a move-in-ready property with plenty of potential for future development. As you approach the home, you'll notice the brand-new siding with cedar accents and the recently replaced roof (2023), offering peace of mind for years to come. A standout feature is the oversized double car heated garage, which includes a steel beam and ready for an overhead crane—ideal for car enthusiasts, hobbyists, or anyone in need of a functional workshop. Inside, the main floor is both warm and inviting, boasting fresh paint and refinished hardwood flooring throughout the living room, dining room, and hallways. The spacious living room is brightened by a large window that floods the space with natural light, creating a perfect setting for relaxation or entertaining. Adjacent to the living room, you'll find a formal dining room—a perfect spot for family dinners or hosting guests. The heart of the home, the kitchen, features modern stainless-steel appliances, ready for all your culinary adventures. Whether you're preparing a quick breakfast or a gourmet meal, this kitchen has everything you need. This one even has the coveted sink under the kitchen window! The main floor includes three generously sized bedrooms, with the primary bedroom being exceptionally spacious—offering comfort and privacy. The spa-inspired four-piece bathroom has been renovated and offers both style and functionality. The thoughtful layout of the main floor ensures an effortless flow between spaces, making everyday living a breeze. There's also the added convenience of plumbing already roughed in for upper-level laundry, offering flexibility to suit your lifestyle. This home is also equipped with air conditionin...

Living room 14.67 Ft x 13.00 Ft  
 Dining room 9.08 Ft x 8.58 Ft  
 Kitchen 12.58 Ft x 12.00 Ft  
 4pc Bathroom 4.92 Ft x 11.92 Ft

Primary Bedroom 11.67 Ft x 12.08 Ft  
 Bedroom 9.67 Ft x 9.25 Ft  
 Bedroom 8.00 Ft x 12.58 Ft

Listing Presented By:



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100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca