



## 4015 4 Avenue Calgary Alberta

\$948,900

Stunning transformation, now a modern, elegant home with over 1700 sq feet of living space. Stripped back to the studs this house has been completely rebuilt including coffered ceiling in kitchen and dining area, primary bedroom now has an all new 4 pc ensuite and plenty of room for a king bed. There are 2 bedrooms on the main and 2 down. From the moment you walk in the front door you will see the grand open space with large living room, dining room area with garden doors to the huge south fenced backyard and kitchen with eat up island. The newly created 3 pc main bathroom is perfect for the guest bedroom or powder room. A couple of steps down, lead to the back door , new deck 60 ft south treed private backyard. The all new 14 x 39 ft single tantum garage has overhead door entrances from the back alley and front urban rubber coated driveway. Its all insulated and drywalled plus ready with 220 for your electric car. Back inside a few steps to the lower level that now boasts a huge family room, 2 more bedrooms with new egress windows, all new mechanical room with new furnace, hot water tank 2023 and new electrical service/panel from Enmax. The laundry room/ 3 pc bathroom has been tastefully designed with quartz counters and plenty of storage. Exterior is all new composite panelling, new soffit, fascia and eaves ,plus new front porch. Shingles were installed in 2021 along with the new wood treated fence and gates. Flooring includes top quality vinyl throughout the main with upgraded carpet down. Great quiet location, walking distance to Westgate mall and LRT. Bonus, great neighbours and new 1.9 2 storey under construction a few doors away. (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 9.50 Ft x 11.42 Ft

Bedroom 11.33 Ft x 11.42 Ft

Family room 20.25 Ft x 16.00 Ft

Family room 8.00 Ft x 6.50 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.00 Ft x 11.00 Ft

Bedroom 9.75 Ft x 10.08 Ft

Living room 15.50 Ft x 14.00 Ft

Kitchen 13.00 Ft x 12.17 Ft

Dining room 11.67 Ft x 12.08 Ft

Listing Presented By:



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