



## 2536 4 Avenue Calgary Alberta

\$860,000

Nestled on a picturesque, tree-lined street in the sought-after community of West Hillhurst, this delightful bungalow sits on a generous 45x120 lot. The location is truly unbeatable, offering easy access to downtown, the university and the mountains. The main floor of this home has been beautifully updated, showcasing an open-concept design with a bright and spacious living room, a thoughtfully designed kitchen featuring quartz countertops and high-quality stainless steel appliances, two sizable bedrooms, and a stylish 4-piece bathroom. Large windows and hardwood flooring enhance the warm and inviting atmosphere throughout. The fully finished basement, accessible by a separate side entrance, offers a versatile recreation room, a 3-piece bathroom, a laundry area, and ample storage space. Don't sleep on this one, call your favorite agent today! (id:6769)

3pc Bathroom 6.83 Ft x 5.75 Ft

Bedroom 11.33 Ft x 12.92 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Bedroom 11.50 Ft x 9.58 Ft

Kitchen 11.42 Ft x 16.50 Ft

Living room 11.33 Ft x 16.50 Ft

Primary Bedroom 11.42 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



CIR

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