



## 2308 4 Street Calgary Alberta

\$574,000

ATTENTION INVESTORS AND FIRST-TIME BUYERS - This charming, updated century home is in the walkable inner-city community of Mount Pleasant. Previously operated as a very successful and busy Airbnb, this house has excellent rental potential, both short and long-term. The home has recently undergone EXTENSIVE RENOVATIONS - New shingles on the house & garage, a new garage door and opener, and some new siding, downspouts and troughs. The garage was insulated and drywalled, and the home's exterior has been fully painted, giving it a modern feel while maintaining its charm. Enjoy your private SW backyard with ALL-NEW fencing. Inside, the entire house has been painted with numerous modern updates, from vinyl plank flooring to some new vinyl windows that can be found throughout. The home's main floor is flooded with natural light, highlighting a cozy living room just off the main entrance, opposite the large dining room leading to the bright, COMPLETELY UPDATED kitchen. The kitchen boasts new cabinetry, LVP flooring, a new stainless steel fridge, stove, hood fan, and new quartz countertops with a new stainless steel sink and faucet. An updated half-bath finishes off the main floor. On the second level, the primary suite features a TOTALLY RE-DONE 4-piece ensuite with all-new tile, sink, tub and toilet. The primary bedroom is a nice size, with a walk-in closet. A large second bedroom completes the upper level! The newly FINISHED BASEMENT features an updated electrical panel, a high-efficiency furnace, insulation, drywall and paint, and LVP flooring. Outside, the NEW fenced private SW-facing yard is perfect for entertaining. The community of Mount Pleasant could not be better situated - ONLY MINUTES from the Foothills Hospital, Alberta Children's Hospital, UofC, SAIT, surrounded by countless restaurants with parks and schools nearby, and all of the amenities of 16 Ave blocks a...

Laundry room 7.00 Ft x 12.75 Ft

Furnace 12.50 Ft x 16.75 Ft

Other 4.00 Ft x 6.50 Ft

Kitchen 7.75 Ft x 12.00 Ft

Dining room 8.33 Ft x 11.17 Ft

Living room 11.00 Ft x 14.33 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 9.08 Ft x 11.00 Ft

Bedroom 11.08 Ft x 11.25 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)