



## 4530 Stanley Road Calgary Alberta

\$499,900

Open house Sat and Sun Nov 25-26 from 1130-130pm. Opportunity Knocks in Parkhill! This fantastic semi-attached inner-city home, conveniently located within walking distance of Stanley Park, is a perfect fit for first-time buyers, professionals, families, and investors. With 1,600 square feet of developed space, it offers four bedrooms and two full bathrooms. The main floor features polished hardwood floors, a spacious living room with a large window, and a dining room that has been opened up to the kitchen. The kitchen features ceramic tile flooring, crown moldings, a full appliance package, and abundant cabinetry. Heading upstairs, you'll find more hardwood flooring, an updated main bathroom with a window, followed by two good-sized bedrooms and the generously sized master bedroom with a walk-in closet. The basement has a large family room, a bedroom with a walk-in closet, and a recently renovated three-piece bathroom with a pedestal sink and shower with glass doors. Step out to the back and enjoy a fantastic yard with no rear neighbors to obstruct your view. A raised deck and fire pit make the outdoor space perfect for winter and summer activities. The home also features fresh paint, brand new carpet, a new roof installed in 2022, newer vinyl windows, a newer electrical panel, and more cosmetic updates making it move-in ready. This property's location is ideal, with close proximity to transportation, shopping, schools, pathways, playgrounds, off-leash areas, and parks. It's becoming increasingly rare to find an inner-city half duplex priced under 500k, so act quickly and seize this opportunity! (id:6769)

Family room 14.00 Ft x 7.17 Ft  
3pc Bathroom 6.50 Ft x 8.50 Ft  
Bedroom 14.00 Ft x 7.17 Ft  
Living room 19.58 Ft x 11.33 Ft  
Dining room 11.25 Ft x 8.58 Ft  
Kitchen 11.25 Ft x 9.67 Ft

Primary Bedroom 10.17 Ft x 14.67 Ft  
Bedroom 11.25 Ft x 9.08 Ft  
Bedroom 8.75 Ft x 11.25 Ft  
4pc Bathroom 6.50 Ft x 8.08 Ft  
Family room 11.75 Ft x 17.58 Ft

Listing Presented By:



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