



# 913 4 Avenue Calgary Alberta

\$749,900

Discover this charming detached home situated on a 37.5' x 120' lot with M-CG zoning, ideally located in the heart of Sunnyside. Just a short walk from the Sunnyside C-Train Station and the vibrant Kensington amenities district, this property offers 2 bedrooms, 1.5 bathrooms, in 1,407 square feet of fully developed living space. The home features a sunny southeast-facing, fully-fenced backyard and an oversized double detached garage. Recent upgrades include a high-efficiency furnace (February 2022), hot water tank (2016), asphalt shingles (2011), and select appliances (dryer 2024, washer 2023, fridge 2022). Additional improvements consist of newer doors and windows (July 2013) and cork and laminate flooring. The garage is drywalled and insulated, with access via a paved back alley. This location is unparalleled; walking distance to downtown, Kensington's retail, shopping, and dining options, local schools, Calgary Transit, the Bow River, numerous parks, pathways, and the newly constructed Sunnyside Station Playground. This property presents significant opportunity! Move in now, and enjoy this beautiful residence for years to come, or redevelop into higher-density housing! Don't miss out on this rare opportunity. Call now! (id:6769)

4pc Bathroom 7.42 Ft x 7.75 Ft  
 Recreational, Games room 10.42 Ft x 7.92 Ft  
 Other 7.42 Ft x 7.58 Ft  
 Laundry room 6.58 Ft x 10.50 Ft  
 Recreational, Games room 7.42 Ft x 17.67 Ft  
 Furnace 10.08 Ft x 3.25 Ft  
 Other 10.08 Ft x 6.00 Ft

2pc Bathroom 4.25 Ft x 5.67 Ft  
 Bedroom 10.33 Ft x 10.92 Ft  
 Dining room 8.58 Ft x 11.33 Ft  
 Foyer 5.42 Ft x 10.17 Ft  
 Kitchen 8.50 Ft x 13.08 Ft  
 Living room 11.83 Ft x 16.17 Ft  
 Primary Bedroom 10.33 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
cm.mackenzie@shaw.ca