



2536 4 Avenue Calgary Alberta

\$849,000

Nestled on a picturesque, tree-lined street in the highly desirable community of West Hillhurst, this charming bungalow rests on a generous 45 x 120 ft lot. The location is exceptional, providing effortless access to downtown, University of Calgary, and Bow River. The main floor has been tastefully updated and features a bright, open-concept layout with a spacious living room, a well-appointed kitchen complete with quartz countertops and premium stainless steel appliances, two generously sized bedrooms, and a modern 4-piece bathroom. Large windows and hardwood flooring throughout create a warm, welcoming ambiance. The fully finished basement, with a separate side entrance, adds excellent versatility and includes a comfortable recreation room, a 3-piece bathroom, a dedicated laundry area, and abundant storage space. (id:6769)

3pc Bathroom 6.83 Ft x 5.75 Ft

Bedroom 11.33 Ft x 12.92 Ft

Recreational, Games room 10.83 Ft x 19.92 Ft

Furnace 11.08 Ft x 12.25 Ft

4pc Bathroom 7.08 Ft x 5.00 Ft

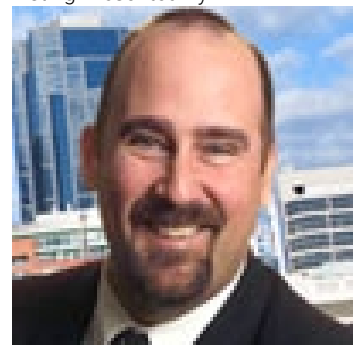
Bedroom 11.50 Ft x 9.58 Ft

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:



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RE/MAX Realty Professionals

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