



## 3034 4 Street Calgary Alberta

\$800,000

Nestled in Roxboro, this captivating bungalow is a mere stone's throw from the upscale shopping and gourmet dining of 4th Street, as well as the scenic Elbow River pathways. Exuding charm and meticulous upkeep, this could be the right home for any discerning family or potentially the perfect lot to build something much more extravagant. With over 1,000 sq ft of living space above ground on a 5,447 sq ft lot, this residence unveils an airy open-concept layout adorned with original hardwood flooring. The expansive living area, highlighted by a cozy wood-burning fireplace with elegant built-ins, seamlessly flows into a dining room framed by generous windows and natural light. Adjacently, the modern kitchen with granite countertops and contemporary cabinetry, leads you down the corridor revealing two cozy bedrooms complemented by a polished 4-piece bathroom. Beyond the aesthetics, this home boasts a detached single garage nestled in a private expansive backyard surrounded by tall trees, a spacious deck, and a radiant cozy atmosphere. For peace of mind, you will find an updated electrical panel, new windows, and recent upgrades to the furnace, hot water tank, and roofing. Its strategic location offers unparalleled convenience with proximity to elite schools, diverse amenities, and the vibrant heart of downtown just moments away. (id:6769)

Kitchen 12.00 Ft x 9.00 Ft

Living room 14.83 Ft x 12.00 Ft

Dining room 13.00 Ft x 12.50 Ft

Foyer 8.83 Ft x 4.00 Ft

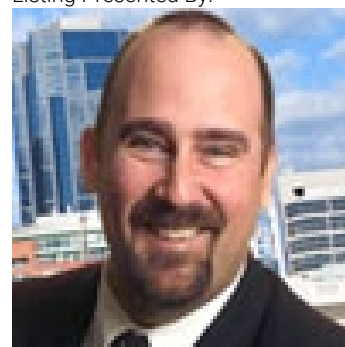
Other 18.00 Ft x 6.50 Ft

Primary Bedroom 10.67 Ft x 10.17 Ft

Bedroom 10.67 Ft x 10.17 Ft

4pc Bathroom 7.00 Ft x 6.00 Ft

Listing Presented By:



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