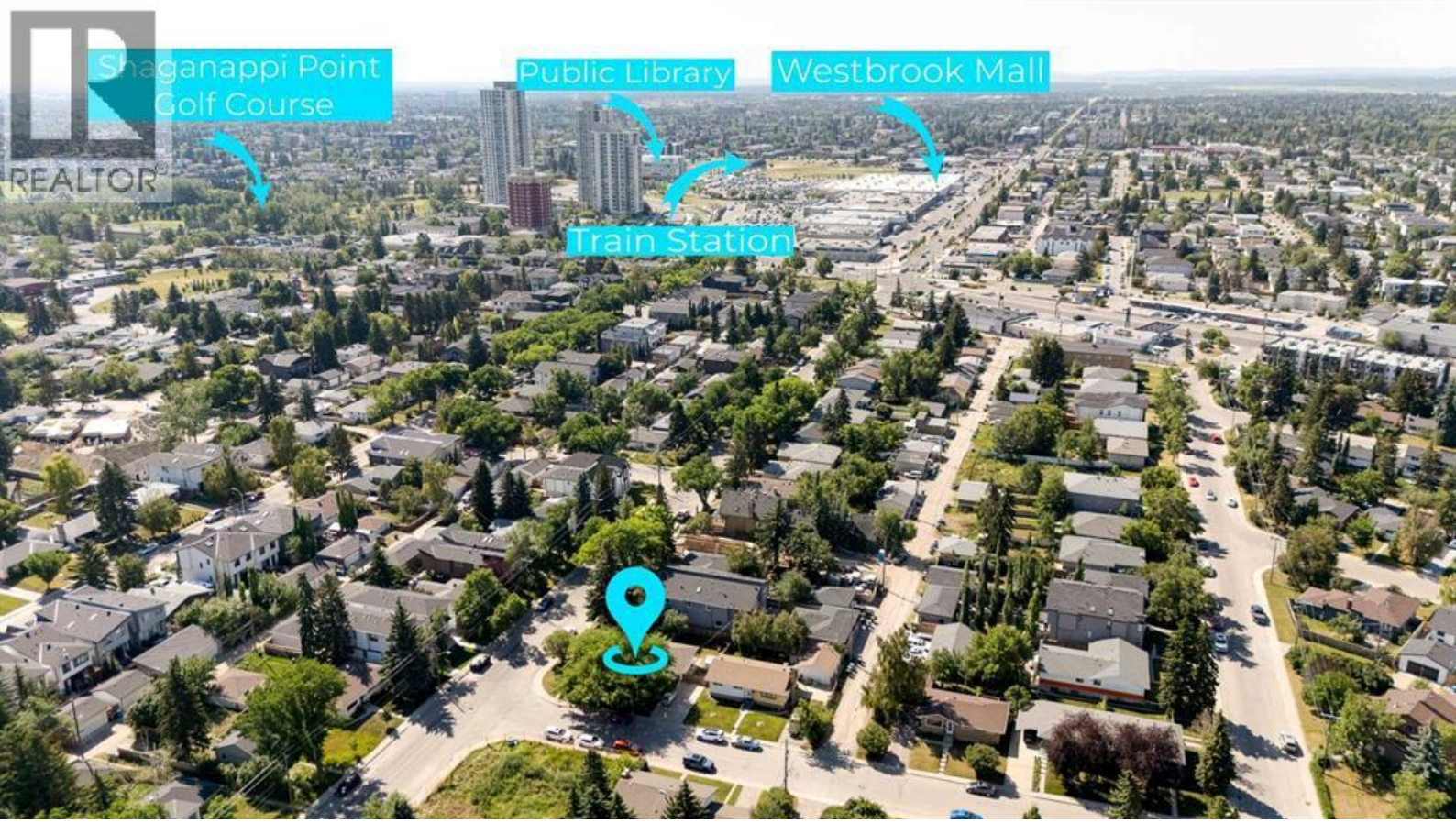


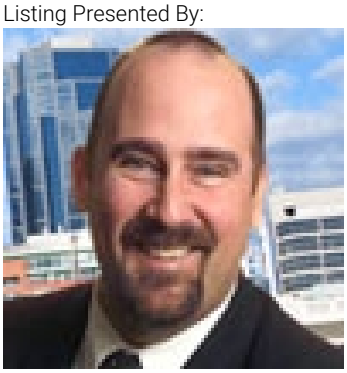
3803 4 Avenue Calgary Alberta

$874,900

Incredible opportunity to own a full duplex (on one title) in the desirable established SW community of Spruce Cliff. This well-maintained property features two bungalow-style units. The East-side offers over 1,000 sq ft above grade with a spacious living room, three bedrooms, functional kitchen, and four-piece bathroom. The basement has a spacious developed multifunctional room with flexibility for a family room, games area, home office, or gym. There is also a large separate storage room which could be converted to a bedroom, and a large utility/storage room with laundry. Outside, the fully fenced private south-facing yard includes a generous landscaped grassy area and storage shed. A paved off-street parking pad for two small vehicles is attached to the side of the property. The West-side unit offers over 845 sq ft above grade and features a bright living room, two bedrooms, functional kitchen, and four-piece bathroom. The unfinished basement offers excellent storage space and laundry, and potential for future development. Outside is a fully fenced private southwest-facing yard with patio, substantial grassy area, and storage shed. Attached is a long paved double parking pad that can accommodate four vehicles, or two vehicles and RV, or potentially a garage development. Ample unrestricted street parking is also available. Amongst Calgary's highly sought-after inner-city communities, this property in Spruce Cliff offers outstanding access to downtown, and the balance of convenience and recreation. Enjoy quick access to Westbrook Mall, Shaganappi LRT Station, Calgary Public Library, playgrounds, schools (Wildwood Elementary, Vincent Massey Junior High, and Westbrook Outreach High School), restaurants, fitness facilities and other amenities. Outdoor enthusiasts will appreciate being minutes from the Bow River pathway, Edworthy Park, and Shaganappi Poi...

Recreational, Games room 14.92 Ft x 32.75 Ft
Storage 5.67 Ft x 3.83 Ft
Storage 13.25 Ft x 10.08 Ft
Furnace 13.25 Ft x 19.08 Ft
4pc Bathroom 5.00 Ft x 7.75 Ft
Bedroom 11.33 Ft x 10.17 Ft
Bedroom 14.92 Ft x 9.33 Ft
Kitchen 11.50 Ft x 10.00 Ft
Living room 14.33 Ft x 14.92 Ft
Primary Bedroom 12.25 Ft x 12.17 Ft
4pc Bathroom 7.33 Ft x 5.17 Ft
Bedroom 10.83 Ft x 12.25 Ft
Kitchen 13.08 Ft x 11.50 Ft
Living room 14.08 Ft x 14.42 Ft
Primary Bedroom 12.33 Ft x 14.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://www.chamberlaingroup.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca