

# 4123 30 Avenue Calgary Alberta

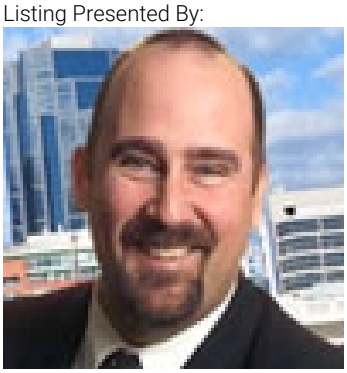
$545,000

Flexibility, and a park-side setting come together in this beautifully renovated bungalow offering over 2,000 sq. ft. of developed living space! Perfectly positioned directly across from a LARGE PARK, this versatile home features 5 bedrooms, 2 full bathrooms, and a fully developed 2-BEDROOM ILLEGAL BASEMENT SUITE with a SEPARATE PRIVATE ENTRANCE; giving an excellent opportunity for families, multigenerational living, or buyers looking for added flexibility.The bright and inviting main floor welcomes you with a spacious living room, a functional kitchen with ample cabinetry and a gas stove, a dedicated dining area, 3 bedrooms, and a full bathroom. The layout offers comfortable everyday living with room for the whole family.Downstairs, the fully developed basement features a separate 2-bedroom illegal suite complete with its own private entrance, full kitchen, spacious living area, 2 bedrooms, and a full bathroom. The shared laundry area has been thoughtfully arranged to allow access from both living spaces without requiring either occupant to enter the other's suite, adding an extra layer of privacy and convenience.Step outside and enjoy the BRAND NEW OVERSIZED FRONT DECK which is a fantastic spot for morning coffee, summer evenings, or entertaining while taking in the open views of the park right across the street! The backyard offers additional outdoor space, while the oversized detached single garage and extra off-street parking add everyday practicality.Conveniently located close to schools, playgrounds, shopping, public transit, and major roadways, this home combines a desirable location with generous living space and exceptional versatility. Whether you're looking for room to grow, space for extended family, this is an opportunity worth seeing in person. (id:6769)

3pc Bathroom 11.92 Ft x 5.08 Ft
Bedroom 11.58 Ft x 11.17 Ft
Other 3.42 Ft x 5.33 Ft
Bedroom 9.42 Ft x 13.67 Ft
Kitchen 9.75 Ft x 14.67 Ft
Recreational, Games room 15.25 Ft x 12.83 Ft
Furnace 15.92 Ft x 10.92 Ft

4pc Bathroom 10.42 Ft x 6.92 Ft
Bedroom 12.17 Ft x 8.67 Ft
Bedroom 14.00 Ft x 7.83 Ft
Dining room 10.58 Ft x 6.00 Ft
Kitchen 10.58 Ft x 9.25 Ft
Living room 12.08 Ft x 15.92 Ft
Primary Bedroom 12.17 Ft x 11.67 Ft

Listing Presented By:




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