



## 5903 4 Avenue Calgary Alberta

\$524,900

**\*\*OPEN HOUSE Nov 22nd & 23rd 1 - 3:30pm\*\*** Welcome to this beautifully maintained and highly versatile bi-level home, offering a perfect blend of comfort, functionality, and opportunity. With 4 spacious bedrooms, 2 full bathrooms, and a walk-down ILLEGAL SUITE, this property is ideal for extended family living, rental income, or a growing household seeking flexible space. The bright, open-concept upper level features a seamless flow between the living room, dining area, and renovated galley-style kitchen. Enjoy stainless steel appliances, crisp white cabinetry, and a charming farmhouse sink. South-facing windows fill the kitchen, dining room, and main bathroom with natural light, creating a warm and inviting atmosphere. Two generously sized bedrooms, convenient upstairs laundry, and a 4-piece bathroom to complete this level. The walk-down basement ILLEGAL SUITE provides exceptional versatility with its open-concept kitchen and living area, equipped with full-size stainless steel appliances. Two large bedrooms, a 4-piece bathroom, and separate laundry offer privacy and comfort-ideal for multi-generational living or rental potential. The home is also upgraded with PEX piping for added durability and ease of maintenance. Outside, the large south-facing backyard features a beautiful pergola-perfect for lounging, dining, or entertaining. A spacious parking pad accommodates up to three vehicles plus RV parking, an added convenience rarely found at this price point. Located directly across from a playground and just steps from Roland Michener Elementary School, this home is perfectly positioned for families. You'll enjoy quick access to Stoney Trail, the Trans-Canada Highway, Deerfoot Trail, as well as parks, shopping, and everyday amenities. Whether you're accommodating extended family, seeking an income-generating opportunity, or simply looking for a well-appointed a...

Furnace 3.75 Ft x 5.75 Ft

Bedroom 11.83 Ft x 11.00 Ft

Bedroom 9.00 Ft x 10.83 Ft

Laundry room 4.00 Ft x 5.00 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Living room 16.33 Ft x 10.67 Ft

Living room 17.08 Ft x 11.42 Ft

Kitchen 12.83 Ft x 10.08 Ft

Laundry room 3.17 Ft x 2.92 Ft

4pc Bathroom 7.25 Ft x 8.00 Ft

Bedroom 9.00 Ft x 11.50 Ft

Primary Bedroom 12.58 Ft x 11.50 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX Realty Professionals**

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Other 12.75 Ft x 11.33 Ft

Dining room 9.17 Ft x 11.83 Ft

Other 6.58 Ft x 3.75 Ft

Other 8.17 Ft x 20.50 Ft