



## 6004 5 Avenue Calgary Alberta

\$480,000

Welcome to this charming and spacious bi-level home, an ideal choice for both investors and first-time homebuyers. With four bedrooms and two bathrooms, this home offers plenty of room to grow. The main floor boasts two cozy bedrooms, accompanied by a full 4-piece bathroom, perfect for a small family or guests. Downstairs, you'll find two additional bedrooms, a large family room, and a generous den, providing ample space for everyone to relax and unwind. A convenient 3-piece bathroom and laundry area with a washer and dryer complete the lower level. This home has been thoughtfully updated for modern comfort, featuring a newer furnace, hot water heater, windows, and doors—all replaced within the last 10 years. The main floor showcases newer tile and laminate flooring, while the downstairs exudes warmth with soft carpeting and charming wood paneling on the walls. Outside, the property continues to impress with a detached, oversized tandem garage that comes equipped with electricity—perfect for car enthusiasts or those in need of extra storage. The backyard is an outdoor oasis, featuring a large deck, a tiered garden, and space for RV or car storage. The front and back yards are fully fenced, offering privacy and security, with a newly installed 6ft fence along the back and right side of the house. Located close to all levels of schools and with a bus stop just across the street, this home offers the convenience of a prime location. It's move-in ready, with extras like window coverings, a fridge, stove, hood fan, washer, and dryer included. This home shows well and is priced to sell—don't miss your chance to make it yours! (id:6769)

3pc Bathroom 6.17 Ft x 5.17 Ft

Bedroom 10.83 Ft x 8.50 Ft

Bedroom 10.83 Ft x 13.42 Ft

Laundry room 5.83 Ft x 8.17 Ft

Recreational, Games room 22.08 Ft x 13.67 Ft

Other 4.67 Ft x 4.08 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 11.58 Ft x 8.58 Ft

Dining room 10.42 Ft x 8.00 Ft

Kitchen 10.08 Ft x 12.83 Ft

Living room 14.83 Ft x 14.25 Ft

Primary Bedroom 11.00 Ft x 14.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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