



## 6824 4 Avenue Calgary Alberta

\$524,900

Welcome to this charming and fully developed 4-level split home, located on a quiet, mature, tree-lined street. As you walk in, you'll be greeted by a bright and welcoming main floor featuring a spacious kitchen, perfect for preparing family meals. Adjacent to the kitchen is a cozy living room with a beautiful wood-burning fireplace, ideal for relaxing on chilly evenings. A dining area completes this level, offering a perfect spot for family dinners and entertaining guests. The second floor hosts two comfortable bedrooms and a full bathroom, while the third bedroom is conveniently located on the lower floor, providing privacy and flexibility. The lower level also features a massive rec room, perfect for family game nights or movie marathons. The basement offers another rec room and a huge crawl space, providing ample storage for all your needs. The low-maintenance backyard is ideal for relaxing or entertaining, featuring an oversized double garage and a paved parking pad that offers ample space for an RV or extra vehicle. This property is a true gem, combining comfort, functionality, and a prime location in a desirable neighbourhood. Don't miss the opportunity to make this house your home! (id:6769)

Primary Bedroom 12.50 Ft x 11.50 Ft

Bedroom 12.75 Ft x 9.92 Ft

4pc Bathroom 9.25 Ft x 6.58 Ft

Furnace 9.42 Ft x 8.67 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

Family room 16.33 Ft x 14.33 Ft

Recreational, Games room 18.58 Ft x 14.17 Ft

Bedroom 12.08 Ft x 10.67 Ft

Kitchen 14.75 Ft x 9.92 Ft

Dining room 19.25 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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