

2536 4 Avenue NW  
Calgary, Alberta

MLS # A2278720



**\$865,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

Nestled on a picturesque, tree-lined street in the highly desirable community of West Hillhurst, this charming bungalow rests on a generous 45 x 120 ft lot. The location is exceptional, providing effortless access to downtown, University of Calgary, and Bow River. The main floor has been tastefully updated and features a bright, open-concept layout with a spacious living room, a well-appointed kitchen complete with quartz countertops and premium stainless steel appliances, two generously sized bedrooms, and a modern 4-piece bathroom. Large windows and hardwood flooring throughout create a warm, welcoming ambiance. The fully finished basement, with a separate side entrance, adds excellent versatility and includes a comfortable recreation room, a 3-piece bathroom, a dedicated laundry area, and abundant storage space.