

**2536 4 Avenue NW
Calgary, Alberta**

MLS # A2278720

\$865,000



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

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

Inclusions: 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.