

829 4 Avenue NW  
Calgary, Alberta

MLS # A2212343



# \$699,900

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	745 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		

**Inclusions:** 2 interior doors in garage, removed from home

**\*\* Open House Cancelled \*\*** Location, location, location! Nestled in the heart of the highly sought-after community of Sunnyside, this beautifully maintained bungalow blends historic charm with modern comfort. Just steps away from the trendy shops and eateries of Kensington, this home offers unparalleled urban convenience with a welcoming neighbourhood vibe. The home features a fully fenced, south-facing backyard perfect for gardening or relaxing, and a large two-tier composite deck ideal for summer BBQs and enjoying the warm evenings. A charming and deep front porch with mature trees add to the home's timeless curb appeal. Inside, you'll find an updated kitchen with stainless steel and built-in appliances, two bedrooms and a full bathroom. The fully developed basement completes the home with a spacious TV room, large laundry room, large storage closet and a full 4-piece bathroom. There is a total of 1409 SQFT of developed living space, and the layout on both floors is very functional. The newer garage is an oversized single, perfect for one vehicle and stowing your bikes, skis and strollers. The current owners have been incredible stewards of this 113 year old home, and the pride of ownership is clear when viewing this home. Sunnyside is known for its eclectic mix of character homes, modern infills, and an unbeatable lifestyle—just a short walk to the Bow River pathways, parks, schools, and more. If you're commuting downtown it's a 15 min walk across the Peace Bridge, or a 7 min bike ride with access to transit is just a block and a half away at the Sunnyside LRT station. It really is THE ideal inner city location. This is your opportunity to own one of Sunnyside's RARE GEMS.