

\$493,000 - 4608 4 Avenue Se, Calgary

MLS® #A2209949

\$493,000

3 Bedroom, 1.00 Bathroom, 1,100 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Perfect Opportunity for First-Time Buyers or Savvy Investors! Discover exceptional value in this affordable bungalow, ideally situated on a quiet street in the wonderful community of Forest Heights. With plenty of parkingâ€”both out front and on a rear parking padâ€”convenience is key. Step inside to a bright and spacious main floor featuring beautiful hardwood floors in remarkable condition. The sun-filled, south-facing living room is bathed in natural light, creating a warm and inviting atmosphere. You'll find three generously sized bedrooms and a fully renovated 4-piece bathroom, complete with a stylish quartz countertop and a brand-new window. All lighting fixtures throughout the home have been upgraded to energy-efficient LED ceiling lights, including a stylish, remote-controlled fixture in the dining room! The kitchen has been tastefully refreshed with modern white cabinetry, sleek quartz counters, a tile backsplash, and an eat-in dining areaâ€”perfect for casual family meals. A separate entrance at the rear leads to the unfinished basement, offering endless opportunities for development to suit your needs! Donâ€™t miss your chance to get into the market with this move-in-ready home full of possibilities! Located in a vibrant and culturally diverse neighborhood, this community offers a unique blend of urban convenience, featuring a wide array of global cuisines, local markets, and cultural events. With easy access to parks , a short 3 minute walk to Keeler Elementary



School, and public transit, it's an ideal location for families and newcomers alike. Call now for a private showing and check out the 3D tour!

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209949 |
| Price | \$493,000 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,100 |
| Acres | 0.13 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4608 4 Avenue Se |
| Subdivision | Forest Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 0A2 |

Amenities

| | |
|----------------|--------------------------------------|
| Parking Spaces | 2 |
| Parking | Alley Access, Parking Pad, On Street |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage |
| Appliances | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |

| | |
|--------------|------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard, Rain Gutters, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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