

2308 4 Street NW
Calgary, Alberta

MLS # A2216895



\$529,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	927 sq.ft.	Age:	1922 (103 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Garage Door Opener, Gara		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Brick/Mortar, Combination	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: All furniture and extras in the sale as follows: Couch, 2 armchairs, large area rug, coffee table, 60" TV and stand. All lamps, mirrors and art. Bed and 2 nightstands and bench all bedding and pillows in primary, bed and one nightstand, all bedding and pillows in 2nd bedroom, dining table & 4 chairs, all kitchen small appliances, dinnerware set, pots and pans & cutlery

ATTENTION FIRST-TIME BUYERS - MOVE-IN READY! All furnishings, household items, and art are included; in this charming, updated century home in the walkable inner-city community of Mount Pleasant. This house has excellent rental potential, both short and long-term, offering you a smart investment opportunity. The home has recently undergone **EXTENSIVE RENOVATIONS** - New shingles on the house & garage, a new garage door and opener, and some new siding, downspouts and troughs. The garage was insulated and drywalled, and the home's exterior has been fully painted, giving it a modern feel while maintaining its charm. Enjoy your private SW backyard with **ALL-NEW** fencing. The entire house has been painted with numerous modern updates, from vinyl plank flooring to some new vinyl windows that can be found throughout. The home's main floor is flooded with natural light, highlighting a cozy living room just off the main entrance, opposite the large dining room leading to the bright, **COMPLETELY UPDATED** kitchen. The kitchen boasts all-new cabinetry, LVP flooring, stainless steel fridge, stove, hood fan, and quartz countertops with a new stainless steel sink and faucet. An updated half-bath finishes off the main floor. On the second level, the primary suite features a **TOTALLY RE-DONE** 4-piece ensuite with all-new tile, sink, tub and toilet. The primary bedroom is a nice size, with a walk-in closet. A large second bedroom completes the upper level! The newly **FINISHED BASEMENT** features an updated electrical panel, a high-efficiency furnace, insulation, drywall and paint, and LVP flooring. Outside, the **NEW** fenced private SW-facing yard is perfect for entertaining. The community of Mount Pleasant could not be better situated - **ONLY MINUTES** from the Foothills Hospital, Alberta Children's Hospital, UofC, SAIT, surrounded by countless

restaurants with parks and schools nearby, and all of the amenities of 16 Ave blocks away.