

740 4A Street NW
Calgary, Alberta

MLS # A2227552



\$534,800

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	757 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1
Garage:	Insulated, On Street, See Remarks, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: bunk beds and closet in second bedroom are built in and are staying.

This well-maintained home features updated mechanicals, including a furnace (2013) and hot water tank (2022), complemented by newer and some classic windows. The main floor offers laminate flooring and a renovated bathroom. The primary bedroom offers spacious layout with a large closet, and the second bedroom features built in bunkbeds. A cozy front deck provides the perfect spot for relaxing and visiting with neighbours, while the perennial garden adds charm. The unfinished basement is a blank canvas for your imagination. The insulated, drywalled garage is easily converted back to its original function. by adding a new garage door. New fences and a large backyard deck add a sense of privacy. There are raised garden beds for the avid gardener. Embrace the Sunnyside lifestyle, with its proximity to McHugh Bluff, U of C, SAIT, University of the Arts, Kensington, and abundant recreational opportunities. Schedule your showing today!