



**5903 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2285461**



**\$510,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Wood Counters		

**Inclusions:** Shed, large round mirror (at the front entry), BBQ (gazebo area), patio set (table 4 + chairs) Danby upright freezer (inside the shed)

Welcome to this beautifully maintained and highly versatile bi-level home, offering a perfect blend of comfort, functionality, and opportunity. With 4 spacious bedrooms, 2 full bathrooms, and a walk-down ILLEGAL SUITE, this property is ideal for extended family living, rental income, or a growing household seeking flexible space. The bright, open-concept upper level features a seamless flow between the living room, dining area, and renovated galley-style kitchen. Enjoy stainless steel appliances, crisp white cabinetry, and a charming farmhouse sink. South-facing windows fill the kitchen, dining room, and main bathroom with natural light, creating a warm and inviting atmosphere. Two generously sized bedrooms, convenient upstairs laundry, and a 4-piece bathroom to complete this level. The walk-down basement ILLEGAL SUITE provides exceptional versatility with its open-concept kitchen and living area, equipped with full-size stainless steel appliances. Two large bedrooms, a 4-piece bathroom, and separate laundry offer privacy and comfort-ideal for multi-generational living or rental potential. The home is also upgraded with PEX piping for added durability and ease of maintenance. Outside, the large south-facing backyard features a beautiful pergola-perfect for lounging, dining, or entertaining. A spacious parking pad accommodates two vehicles plus RV parking, an added convenience rarely found at this price point. Located directly across from a playground and just steps from Roland Michener Elementary School, this home is perfectly positioned for families. You'll enjoy quick access to Stoney Trail, the Trans-Canada Highway, Deerfoot Trail, as well as parks, shopping, and everyday amenities. Whether you're accommodating extended family, seeking an income-generating opportunity, or simply looking for a well-appointed and

functional home, this property delivers outstanding value, versatility, and style. Plenty more to explore-take the 3D tour and enjoy the view!