



**1312 4 Street NW**  
**Calgary, Alberta**

**MLS # A2305067**



**\$979,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1930 (96 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Hot tub, TV's (2)

Unlock a rare opportunity in sought-after Crescent Heights—this fully renovated 100-year-old character home seamlessly blends timeless charm with modern Nordic design. This stylish and move-in-ready 3-bedroom, 2-bath residence offers exceptional versatility, appealing to both homeowners and investors alike. The bright, open-concept main floor showcases a seamless flow between the kitchen, dining, and living areas—ideal for everyday living and effortless entertaining. A main-floor bedroom and full bath with walk-in shower provide flexible, single-level living options suited to a variety of lifestyles. The fully developed lower level expands the home's functionality with a comfortable media/lounge space, two additional bedrooms, and a second full bathroom—perfect for family, guests, or a home office setup. Outdoors, the private backyard retreat is a standout feature, complete with a hot tub, cozy fire table area, and space for outdoor dining—creating an inviting setting for relaxing or hosting. A detached garage provides extra storage or potential for a value added conversion to operable garage or secondary dwelling subject to approval. Situated steps from local dining and caf es, and just minutes to downtown Calgary, this location offers the perfect balance of inner-city convenience and neighbourhood charm—well-suited to a vibrant, young professional lifestyle. Nearby McHugh Bluff provides stunning skyline and Bow River views, further enhancing the home's appeal. In addition to its strong end-user appeal, the property benefits from an established short-term rental track record, with consistent performance and the potential for continued income generation—making it an attractive option for buyers seeking flexibility between personal use and investment. With thoughtful updates, walkability, and

proximity to the city core, this home offers lasting value in one of Calgary's most desirable inner-city communities. Additional highlights include on-site parking and secure keyless entry. A rare opportunity to own a character-filled home with both lifestyle appeal and proven income potential.