



GRASSROOTS

REALTY GROUP

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6840 4 Avenue NE
Calgary, Alberta

MLS # A2306978



\$589,999

Division:	Abbeydale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,034 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

LEGAL SUITE!! Welcome to 6840 4 Avenue NE, Calgary — a fantastic opportunity to own a versatile and spacious 4-level split home on a desirable corner lot. This well-maintained property offers a total of 5 bedrooms and 3 bathrooms, making it ideal for families, investors, or those looking for additional rental income. The upper level features 3 bright and comfortable bedrooms along with a full bathroom, while the legal basement suite includes 2 bedrooms and 2 bathrooms, providing excellent flexibility for extended family living or mortgage support. This property features Hail-damage resistant siding The main floor boasts a warm and inviting living room centered around a charming wood-burning fireplace — perfect for cozy evenings. The functional layout flows seamlessly into the dining and kitchen areas, creating a welcoming space for everyday living and entertaining. Outside, you’ll find a double oversized garage with ample room for vehicles, storage, or a workshop. Situated on a corner lot, the property offers extra space, added privacy, and great curb appeal. Located in a convenient northeast Calgary neighborhood, this home is close to schools, parks, shopping, and public transit, making it a practical choice for a variety of lifestyles. Whether you’re looking for a family home or an income-generating property, this one checks all the boxes. Don’t miss your chance to own this versatile and valuable property!