



**1815 4 Street NW**  
**Calgary, Alberta**

**MLS # A2307233**



**\$589,900**

|                  |   |               |                    |
|------------------|---|---------------|--------------------|
| <b>Division:</b> | Mount Pleasant  |               |                    |
| <b>Type:</b>     | Residential/House   |               |                    |
| <b>Style:</b>    | Bungalow  |               |                    |
| <b>Size:</b>     | 836 sq.ft.  | <b>Age:</b>   | 1912 (114 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Garage Faces Front, Off Street, See Remark  |               |                    |
| <b>Lot Size:</b> | 0.07 Acre   |               |                    |
| <b>Lot Feat:</b> | Back Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, Priva |               |                    |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Storage |                   |      |

**Inclusions:** beverage fridge

**\*\*Open House: Sat, May 9, between 1 pm and 3 pm\*\*.** Extensively upgraded 2-bedroom bungalow in sought-after Mount Pleasant with desirable R-CG zoning. This charming character home, featuring a single garage, is just steps from great restaurants, coffee shops, Confederation Park, and Calgary's extensive pathway system. Enjoy quick access to shopping, SAIT, U of C, downtown, and easy routes west to the mountains. This thoughtfully renovated home offers 9-ft ceilings and a perfect blend of character and modern convenience. Renovated in 2019, the home retains its vintage charm while delivering today's lifestyle features. A classic front door opens into a spacious foyer with a coat closet. The bright and inviting living room features an original decorative brick fireplace, a bay window, and a shiplap ceiling with pot lights. The modern kitchen is a true centrepiece, featuring a stunning 10-ft quartz island with seating for eight, additional dining space, and updated appliances, including a dishwasher, gas/electric stove, and microwave hood fan. A bay window brings in natural light, while a built-in coffee station/bar adds both style and function—perfect for hosting. The fully renovated bathroom includes a large shower, new window, and a vintage-style vanity. Both generously sized bedrooms accommodate king-sized beds and include closets and upper linen storage. The basement, with a separate entrance, offers a versatile den/gym space, a laundry area with a washer, dryer, plus ample storage and future development potential. Newer electrical and plumbing throughout the home. Step outside to a private, low-maintenance backyard featuring a spacious deck with a gas BBQ hookup and a mature apple tree that provides shade and seasonal fruit. The single-detached garage

includes 240V wiring—ideal for EV charging or workshop use—and, with the driveway, allows parking for up to four vehicles. This lovely home offers numerous upgrades and a bright, inviting feel throughout. Cozy and warm in the winter, it stays comfortably cool in the summer thanks to charming vintage awnings. Move-in ready, with excellent potential to hold for future redevelopment. Call today to book your private showing today