



GRASSROOTS
REALTY GROUP

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6907 4 Avenue NE
Calgary, Alberta

MLS # A2316241



\$499,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Parkade, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Private, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to 6907 4 AVE NE! well maintained bi-level home offering over 1,900 sq. ft. of developed living space in the established community of Abbeydale. The main floor features 3 spacious bedrooms, a full 4-piece bathroom, a bright and inviting living room, a generous dining area, and a functional kitchen with ample cabinet space. The fully developed basement includes a 2-bedroom illegal suite with its own kitchen, large living area, 3 piece bathroom, and shared laundry. Ideally located close to schools, including Abbeydale School, St. Kateri Tekakwitha School, and Lester B. Pearson High School. Enjoy convenient access to shopping and everyday amenities at East Hills Shopping Centre, with Costco, Walmart, restaurants, and other major retailers just minutes away. Parks, playgrounds, public transit, and quick access to Stoney Trail, Memorial Drive, and 16 Avenue make commuting throughout the city a breeze. Whether you're a growing family, first-time buyer, or investor, this versatile 5 bedroom home offers exceptional value and flexibility. Don't miss your opportunity to own this fantastic property in a convenient location!