



1621 4 Street NW
Calgary, Alberta

MLS # A2320107



\$699,900

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,330 sq.ft.	Age:	1930 (96 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Flag Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity		

Inclusions: NONE

Investors alert!! MC-2 ZONED 37.5'x 120' redevelopment lot in desirable Rosedale with walking distance to 16Ave, DT/BOW RIVER and SAIT! Exceptional large size bungalow over 1300sqft (rare in it's age) in well kept condition with lots of upgrades! Main floor features refinished hardwood floor throughout, tile flooring in kitchen, bathroom and entrance. Bright eat in kitchen was once renovated from the original, offering maple cabinets, stainless steel appliances and a large cooking/eating island with electrical range. 4 bedrooms in total with good sized master bedroom towards front of the house. Updated 5pcs full bath provides double vanity with granite top, newer tub and tile surrounding. Fully finished basement features tile flooring throughout, completes with a large rec room, 2 more bedrooms/hobby rooms (with dropped ceilings), and a full bathroom for additional needs. Wooden deck from the back porch with pergola for summer BBQ. Single detached garage with remote control and a parking pad with back lane access. Other improvements includes newer furnace & HWT(2015) , a brand new roof (2024) and washer (2025), newer garage door with 5 years. With the new development still going on this and surrounding neighborhood, MC2 lots as non renewable inner city only resources are becomes harder and harder to find. Grab this chance to hold on to it while land value still keeps growing!