



GRASSROOTS
REALTY GROUP

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6823 4 Avenue SE
Calgary, Alberta

MLS # A2329616



\$431,000

Division:	Penbrooke Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Boiler	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Exceptional opportunity for investors and first time home buyers! This well maintained 4 bedroom bungalow offers incredible flexibility with the potential for a 5th bedroom and a separate entrance, making it ideal for those looking to generate rental income or accommodate a large family. The functional layout features two full bathrooms and excellent separation between the upper and lower levels, offering strong rental potential. Current renovations are being finalized, including beautiful luxury vinyl plank flooring throughout the lower level and updated bathtub surrounds, adding even more value for the next owner. Situated on a quiet street with convenient driveway parking, you'll enjoy being close to schools, parks, shopping, public transit, and major roadways, making it a desirable location for homeowners and tenants alike. Priced to sell. Move in as is, complete the finishing touches to your preferences, or unlock its full investment potential. Whether you're looking to build equity, offset your mortgage with future income potential, or expand your investment portfolio, this is an opportunity you won't want to miss.