



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1312 4 Street NW
Calgary, Alberta

MLS # A2335057



\$925,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	810 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: Hot tub, TV's (2)

Unlock a rare opportunity in sought-after Crescent Heights—this fully renovated almost century old character home seamlessly blends timeless charm with modern Nordic design. This stylish and move-in-ready 3-bedroom, 2-bath residence offers exceptional versatility, appealing to both homeowners and investors alike. The bright, open-concept main floor showcases a seamless flow between the kitchen, dining, and living areas—ideal for everyday living and effortless entertaining. A main-floor bedroom and full bath with walk-in shower provide flexible, single-level living options suited to a variety of lifestyles. The fully developed lower level expands the home's functionality with a comfortable media/lounge space, two additional bedrooms, and a second full bathroom—perfect for family, guests, or a home office setup. Outdoors, the private backyard retreat is a standout feature, complete with a hot tub, cozy fire table area, and space for outdoor dining—creating an inviting setting for relaxing or hosting. A detached garage provides extra storage or potential for a value added conversion to operable garage or secondary dwelling subject to approval. There's plenty of parking for up to 3 vehicles on the oversized front driveway. Situated steps from local dining and caf  s, and just minutes to downtown Calgary, this location offers the perfect balance of inner-city convenience and neighbourhood charm—well-suited to a vibrant, young professional lifestyle. Nearby McHugh Bluff provides stunning skyline and Bow River views, further enhancing the home's appeal. In addition to its strong end-user appeal, the property benefits from an established short-term rental track record, with consistent performance and the potential for continued income generation—making it an attractive option for buyers seeking flexibility.

between personal use and investment. With thoughtful updates, walkability, and proximity to the city core, this home offers lasting value in one of Calgary's most desirable inner-city communities. Additional highlights include on-site parking and secure keyless entry. A rare opportunity to own a character-filled home with both lifestyle appeal and proven income potential. Purchase as an investment and take-over the existing short term rental bookings or move-in and enjoy this turnkey home.