



GRASSROOTS
REALTY GROUP

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6036 4 Street NE
Calgary, Alberta

MLS # A2336434



\$640,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	963 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Central, Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: .

Investor Alert Welcome to this well-maintained home recently upgraded in a quiet, well established neighbourhood, lined with large mature trees spacious city roads plenty of parking space. The house is situated on a generously sized lot (R-GC) with extended frontage, the property features a fully fenced backyard perfect for families, pets, and added privacy. The Back lane can easily accommodate an extra entrance to the yard for larger outdoor motor vehicle toys such RV's and bikes. The outdoor space continues with a spacious backyard and a large deck, ideal for summer BBQs and entertaining. The double detached garage provides ample parking and storage, adding to the home's overall functionality specifically in the winter. Inside the home you will find newer finishes throughout, including tastefully updated spa inspired bathrooms, beautiful vanities with plenty of space. With a total of 4 bedrooms and 2 full bathrooms, this property is well-suited for large families, multi-generational living, or investors alike. A key highlight is the fully finished legal suited basement, offering excellent flexibility and income potential. This suite offers separate laundry with high end front load washer and dryer. Also finding in the basement a second bathroom with a stand up shower. Spacious Kitchenette with newer appliances enormous flex room/ dinning area or living room. Conveniently located with easy access to major roadways, commuting is simple and efficient. Public transit is right at your doorstep with a bus route along Centre Street, and you're just minutes from shopping, schools, parks, and everyday amenities. A great opportunity to own a functional and adaptable property in a desirable borderline NE/NW area of the city.

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