



\$ 454,950.00

4603 4 STREET NW CALGARY

<https://paulbrinton.com>

Investor/Developer ALERT! The huge R-C 2 60x120 CORNER lot is priced to sell. This home includes an illegal suite with a separate private entrance perfect for a family member or an option for extra income. There are 2 bedrooms up, 2 bedrooms down and a spacious shared laundry room with...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1161143

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-20 03:29:04

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/20/21

Lot size: 7083 sq ft

Year built: 1956

Parking: Double Garage Detached, Parking Pad

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Hardwood,Linoleum

Exterior Features: Private Entrance,Storage

District: CAL Zone CC

Inclusions: 2 fridges, 2 electric stoves, 3 storage sheds

Lot Features: Back Lane,Back Yard,Corner Lot

Heating Type: Forced Air,Natural Gas

Total Parking: 4

Community Features: Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: No Animal Home,No Smoking Home,See Remarks

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Full, Suite

Levels: One



Laundry features: Lower Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: Suite - Illegal

Frontage Metres: 18.29M 60`0"

Living Area SF: 991.00

Structure Type: House

Restrictions: Airspace Restriction

Zoning: R-C2

List Price Square Foot: \$ 459.08

Photo Count: 34

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Range Hood,Washer,Window Coverings

Subdivision Name: Highwood

Lot Size Acres: 0.16

