4613 4 Avenue SE
Calgary, Alberta

MLS # A2250900

$589,800

Division:	Forest Heights
Type:	Residential/House
Style:	Bungalow

Size:	1,184 sq.ft.	**Age:**	1960 (65 yrs old)
Beds:	5	**Baths:**	2

Garage:	Double Garage Detached, Off Street, Parking Pad
Lot Size:	0.15 Acre
Lot Feat:	Corner Lot

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Laminate, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	N/A

5 Beds | 2 Baths | Prime Location | School Nearby | Corner Lot Welcome to this rare corner-lot gem that truly has it all! Featuring 5 spacious bedrooms plus a versatile bonus room that can easily serve as a 6th bedroom, this home is perfect for large or multi-generational families. The main level is bright and inviting, while the separate entrance and ready kitchen hook-up in the basement create endless possibilities—whether you dream of extra entertaining space, or room for extended family. The huge basement family room is ideal for cozy movie nights, kids’ playtime, or hosting gatherings with friends. Step outside onto the sunny deck and enjoy outdoor living, BBQs, and summer evenings in your own private space. The large mature tree in the front yard adds shade, character, and a touch of privacy for your family to enjoy. An extended driveway provides plenty of parking space—perfect for multiple vehicles, guests, or even a recreational vehicle. All of this sits on a desirable corner lot in a prime location, just minutes from schools, shopping, parks, and conveniently located along the bus route for easy commuting. This home combines comfort, flexibility, and unbeatable convenience—an opportunity you won’t want to miss. Call your favorite agent today to view this stunning property before it’s gone!