



THE
A-TEAM

**RE/MAX
FIRST**

6112 4 Street, Calgary T2P 5K1

MLS®#: **A2163323**

Area: **Thornccliffe**

Listing Date: **09/07/24**

List Price: **\$639,900**

Status: **Pending**

County: **Calgary**

Change: **-\$38k, 14-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1970**

Finished Floor Area

Abv Sqft: **1,030**

Low Sqft:

Ttl Sqft: **1,030**

Lot Information

Lot Sz Ar: **5,403 sqft**

Lot Shape:

DOM

105

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Few Trees,Street Lighting**

Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**

Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 15`9"
Dining Room	Main	7`0" x 10`1"
Bedroom	Main	9`11" x 8`0"
4pc Bathroom	Main	8`1" x 4`11"
Bedroom	Basement	20`1" x 9`3"
Kitchen	Basement	2`9" x 9`3"

Room	Level	Dimensions
Kitchen	Main	10`11" x 14`4"
Bedroom	Main	11`10" x 9`0"
Bedroom - Primary	Main	9`10" x 12`4"
Game Room	Basement	14`5" x 28`3"
Laundry	Basement	10`10" x 12`7"
3pc Bathroom	Basement	10`11" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7335JK

Remarks

Pub Rmks:

This NEWLY RENOVATED bungalow in a PRIME LOCATION with a TRIPLE GARAGE perfectly blends modern amenities with classic charm. As you step inside, you'll be greeted by an open floor plan that seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting atmosphere. The kitchen is a chef's delight, featuring sleek stainless steel appliances, ample cabinet space, and a convenient breakfast bar, ideal for casual dining or entertaining guests. The main floor boasts three generously sized bedrooms, each designed to provide maximum comfort and convenience. The contemporary design of the home ensures a bright and airy feel throughout, making it a comfortable and welcoming space to live in. Descend to the basement, and you'll find an illegal-suite that adds incredible value to this property. This Illegal-suite includes a large recreational room with a cozy fireplace, perfect for relaxing or hosting gatherings. The basement kitchen is fully equipped, allowing for additional meal preparation or accommodating guests with ease. An additional bedroom in the basement provides extra living space, making it ideal for extended family or guests. Outside, the property features a deck, perfect for enjoying outdoor meals or simply relaxing in the fresh air. One of the standout features of this home is the detached triple car garage, offering ample space for vehicles, storage, and hobbies. Whether you're a car enthusiast or need extra storage space, this garage offers versatility and convenience. Located in a highly desirable neighborhood, this home is close to schools, parks, shopping centers, and public transportation, ensuring convenience and accessibility for all your needs. The community offers a friendly and welcoming atmosphere, making it a great place to raise a family. You'll enjoy the nearby amenities and the ease of access to major routes, making commutes and daily errands a breeze. Don't miss the opportunity to make this beautifully renovated bungalow your new home. With its modern updates and spacious layout, 6112 4 St NE is a perfect choice for families seeking comfort, style, and functionality. Schedule a showing now to experience all this home has to offer!

Inclusions:
Property Listed By:

**All appliances listed in the appliance section. There are two sets of refrigerator , microwave and stove
PropZap Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











