



THE
A-TEAM

**RE/MAX
FIRST**

4803 4 Street, Calgary T2K1A5

MLS®#: **A2175381**

Area: **Highwood**

Listing Date: **10/30/24**

List Price: **\$699,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2007**

Lot Information
Lot Sz Ar: **3,595 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Finished Floor Area
Abv Sqft: **1,729**
Low Sqft:
Ttl Sqft: **1,729**

DOM

52
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,ENERGY STAR Qualified Dishwasher,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`10" x 5`10"
Bedroom	Main	10`7" x 9`11"
Kitchen	Main	16`4" x 13`3"
Living Room	Main	9`1" x 15`8"
Bedroom - Primary	Upper	11`2" x 15`6"
4pc Ensuite bath	Upper	8`6" x 8`9"
Storage	Basement	2`11" x 2`11"

Room	Level	Dimensions
4pc Bathroom	Upper	5`1" x 8`10"
2pc Bathroom	Main	4`11" x 5`0"
Dining Room	Main	10`8" x 10`1"
Pantry	Main	5`4" x 8`10"
Walk-In Closet	Upper	5`1" x 9`6"
Bedroom	Upper	9`1" x 12`1"
Bedroom	Basement	10`6" x 8`9"

Bedroom
Dining Room
Kitchen
4pc Bathroom

Basement
Basement
Basement
Basement

8`2" x 14`1"
7`9" x 11`1"
7`9" x 11`3"
7`10" x 4`11"

Family Room
Bedroom
Laundry

Basement
Upper
Basement

8`4" x 14`0"
10`7" x 11`1"
8`4" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0813100

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this exceptional opportunity in the highly sought-after community of Highwood! Located just minutes from Nose Hill Park and Confederation Park, and a short commute to Downtown Calgary! You'll also enjoy the easy access to nature, recreational activities, and beautiful green spaces. The neighborhood is known for its excellent schools, dog parks, shopping malls, and a diverse array of top restaurants, making it a perfect location for families and young professionals. This spacious semi-detached property boasts 6 bedrooms and 3.5 bathrooms, making it ideal for families and investors alike. Live upstairs and rent out the illegal suite downstairs! One of the standout features of this home is the illegal basement suite, accessible through a separate entrance. It is also a great way to accommodate extended family, enhancing the property's overall appeal. The main living area is bright and inviting, with ample space for entertaining and everyday living. Modern styles throughout the home ensuring a blend of comfort and style, while the double detached garage adds convenience and extra storage. This property not only offers a beautiful living space but also a strategic investment opportunity in a fast growing community. Don't miss your chance to own a versatile property in Highwood—schedule your private viewing today!

Inclusions:
Property Listed By:

None
eXp Realty

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













