



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)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,729**

Year Built:

**2007**

Low Sqft:

Lot Information

Ttl Sqft:

**1,729**

Lot Sz Ar:

**3,595 sqft**

Lot Shape:

DOM

**21**

Layout

Beds:

**6 (4 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Back Yard**

Park Feat:

**Alley Access,Double Garage Detached,Garage Faces Rear**

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

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

**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**























