

# \$493,000 - 4608 4 Avenue Se, Calgary

MLS® #A2209949

**\$493,000**

3 Bedroom, 1.00 Bathroom, 1,100 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Perfect Opportunity for First-Time Buyers or Savvy Investors! Discover exceptional value in this affordable bungalow, ideally situated on a quiet street in the wonderful community of Forest Heights. With plenty of parking—both out front and on a rear parking pad—convenience is key. Step inside to a bright and spacious main floor featuring beautiful hardwood floors in remarkable condition. The sun-filled, south-facing living room is bathed in natural light, creating a warm and inviting atmosphere. You'll find three generously sized bedrooms and a fully renovated 4-piece bathroom, complete with a stylish quartz countertop and a brand-new window. All lighting fixtures throughout the home have been upgraded to energy-efficient LED ceiling lights, including a stylish, remote-controlled fixture in the dining room! The kitchen has been tastefully refreshed with modern white cabinetry, sleek quartz counters, a tile backsplash, and an eat-in dining area—perfect for casual family meals. A separate entrance at the rear leads to the unfinished basement, offering endless opportunities for development to suit your needs! Don't miss your chance to get into the market with this move-in-ready home full of possibilities! Located in a vibrant and culturally diverse neighborhood, this community offers a unique blend of urban convenience, featuring a wide array of global cuisines, local markets, and cultural events. With easy access to parks, a short 3 minute walk to Keeler Elementary



School, and public transit, it's an ideal location for families and newcomers alike. Call now for a private showing and check out the 3D tour!

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209949    |
| Price          | \$493,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,100       |
| Acres          | 0.13        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4608 4 Avenue Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 0A2          |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Parking Pad, On Street |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage        |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |

|              |                  |
|--------------|------------------|
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Rain Gutters, Storage                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Stone, Vinyl Siding                                                                 |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.