

4627 4 Street NW
Calgary, Alberta

MLS # A2180148



\$519,900

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	830 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: 2 - fridges, 2- Stoves, Microwave hoodfan, washer, dryer, all window coverings

Prime Inner-City Opportunity in Highland Park. Welcome to this bungalow nestled in the heart of Highland Park, situated on an impressive 60'x120' lot with R-CG Zoning. The main level boasts a functional layout featuring a spacious living room, a well-sized kitchen, and two generously proportional bedrooms. Downstairs, a separate-entry illegal one-bedroom basement suite provides an excellent income-generating option or flexible living space. Whether you are looking to redevelop, renovate, or invest, this property is brimming with possibilities. Sold 'as is'. It is a great opportunity for those ready to transform it into a valuable asset.