

\$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	2
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.