

# \$599,900 - 4608 4 Avenue Se, Calgary

MLS® #A2233005

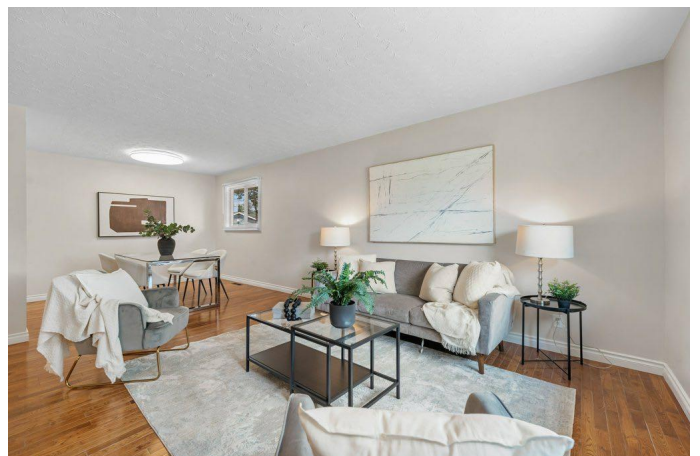
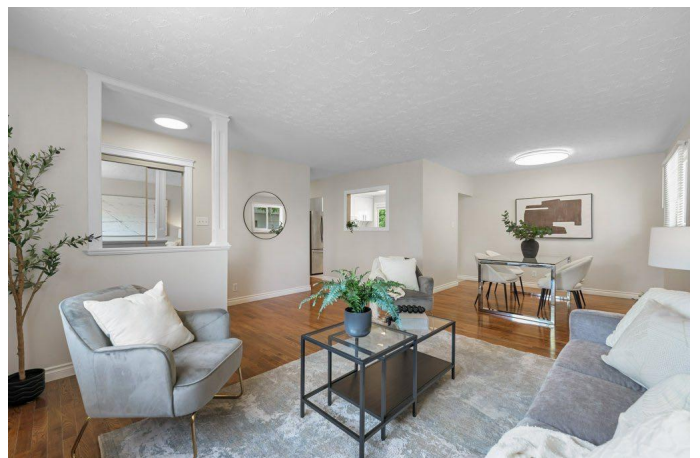
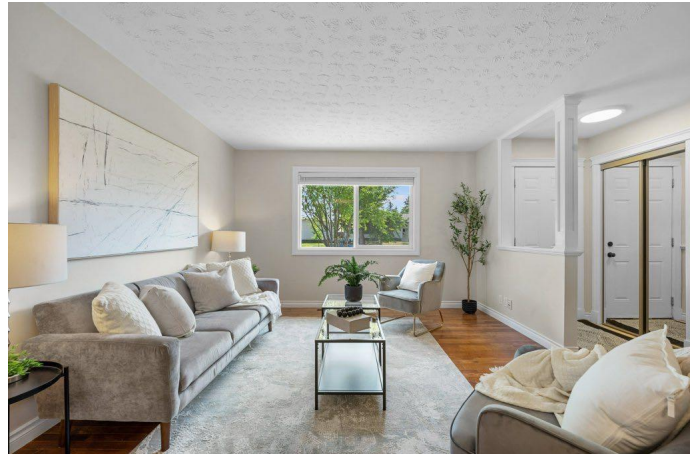
**\$599,900**

6 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

Perfect for First-Time Buyers or Investors â€“ Fully Renovated with 6 Bedrooms! Welcome to this beautifully updated bungalow on a quiet street in the heart of Forest Heights, where you can live up and use the illegal basement suite for a potential additional revenue stream! This move-in-ready home offers incredible value with 6 bedrooms, 2 bathrooms, 2 full kitchens, and a huge backyardâ€”perfect for large families or savvy investors. Enjoy peace of mind with brand-new windows throughout and a full interior renovation featuring classic neutral tones, stylish finishes, and modern LED lighting. The main level is warm and inviting, with sunlight streaming through the south-facing living room and stunning hardwood floors are in excellent condition. The refreshed kitchen boasts white cabinetry, quartz countertops, tile backsplash, and a dining area. Youâ€™ll also find 3 bedrooms and a beautifully updated 4-piece bathroom. The fully developed basement with separate entrance adds 3 more bedrooms, a second full bathroom, a second kitchen, and a generous living spaceâ€”ideal for multi-generational living or rental opportunities. Enjoy the massive backyard, a rare find in the city, and ample parking with both front street access and a rear parking pad. Located within walking distance to an elementary school, parks, and public transit, this home is perfectly positioned in a vibrant, diverse community! Donâ€™t miss this opportunity to own a fully renovated property with income potential!



Built in 1960

## Essential Information

MLS® #	A2233005
Price	\$599,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
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	Parking Pad, RV Access/Parking

## Interior

Interior Features	Built-in Features, Closet Organizers, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Lighting, Other
-------------------	-----------------

Lot Description	Back Lane, Back Yard, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Other
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	12
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.