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Royal LePage Mission Real Estate
#100 3595 114 Ave SE
Calgary, AB
T2Z 3X2



1323 4 Street NW, Calgary, Alberta, T2M 2Y6, Ca

MLS®# C3609621



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Property Value	\$750,000
Type	House
Style	Bungalow
Basement	Full
Parking	Single Garage Detached
Year Built	1929
Taxes	4564
Living Area	1,079.63 sq.ft.
Lot Frontage	43.96 ft
Lot Depth	118.11 ft
Lot Size Area	5,274.32 sq.ft.
Bedrooms	3
Bathrooms	2 full

Description

Totally updated gem of a raised bungalow in Rosedale. Solid hardwood floors on the entire main level, front sun room / office, living room with gas fireplace, formal dining room with wainscotting, two roomy bedrooms one with wainscotting, a retro 4 piece bathroom with claw foot tub, newer kitchen with stainless appliances, gas cooktop, granite counters overlooking the spacious bright west facing rear yard and accessible through patio doors. A second private access to the fully developed lower level that offers oversized windows throughout, a three piece bathroom, large family room, bedroom or den with hardwood flooring, a massive storage area and a convenient workshop beside the mechanical room and a conveniently located laundry area. This is a keeper, a must view property that you will enjoy, located on a corner allowing for extra light to flow into your home. Moments to Crescent road and the panoramic downtown and Rocky Mountain views, parks, schools, shopping and transit all in very close proximity.