

4803 4 Street  
Calgary, Alberta

MLS # A2175381



## \$699,999

<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this exceptional opportunity in the highly sought-after community of Highwood! Located just minutes from Nose Hill Park and Confederation Park, and a short commute to Downtown Calgary! You'll also enjoy the easy access to nature, recreational activities, and beautiful green spaces. The neighborhood is known for its excellent schools, dog parks, shopping malls, and a diverse array of top restaurants, making it a perfect location for families and young professionals. This spacious semi-detached property boasts 6 bedrooms and 3.5 bathrooms, making it ideal for families and investors alike. Live upstairs and rent out the illegal suite downstairs! One of the standout features of this home is the illegal basement suite, accessible through a separate entrance. It is also a great way to accommodate extended family, enhancing the property's overall appeal. The main living area is bright and inviting, with ample space for entertaining and everyday living. Modern styles throughout the home ensuring a blend of comfort and style, while the double detached garage adds convenience and extra storage. This property not only offers a beautiful living space but also a strategic investment opportunity in a fast growing community. Don't miss your chance to own a versatile property in Highwood—schedule your private viewing today!