

# \$595,800 - 4613 4 Avenue Se, Calgary

MLS® #A2264934

**\$595,800**

6 Bedroom, 2.00 Bathroom, 1,184 sqft  
Residential on 0.15 Acres

Forest Heights, Calgary, Alberta

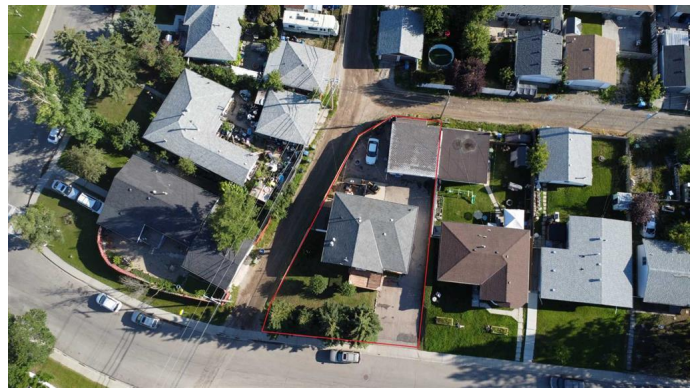
6 Beds | 2 Baths | Prime Location | School  
Nearby | Corner Lot | Separate Entrance |

**SPACIOUS | VERSATILE | PRIME CORNER LOT!** Welcome to this beautiful and rare find offering 6 bedrooms and 2 full baths, ideal for large families or smart investors! Step inside to discover a bright and open main floor featuring 3 generous bedrooms, a cozy living area filled with natural light, and a well-appointed kitchen perfect for family gatherings. The fully developed basement with separate entry boasts another 3 bedrooms, a second kitchen, and spacious living space—a perfect setup for extended family, guests.

Sitting proudly on a large corner lot, this home features an extended driveway for extra parking, and a mature front tree that adds charm, privacy, and shade. Whether you're hosting summer BBQs or simply enjoying the outdoors, there's room for everyone here!

Located in a desirable, family-friendly neighborhood, close to parks, schools, shopping, and transit, this home truly has everything you've been looking for. Don't miss your chance to own this exceptional property with endless possibilities—call your favorite realtor and book a showing today!

Built in 1960



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264934    |
| Price          | \$595,800   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,184       |
| Acres          | 0.15        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4613 4 Avenue Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 0A1          |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Double Garage Detached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

## Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Open Floorplan                                |
| Appliances        | Range Hood, Refrigerator, Washer/Dryer, Range |
| Heating           | Forced Air                                    |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 2                                             |
| Fireplaces        | Living Room, Wood Burning, Basement           |
| Has Basement      | Yes                                           |
| Basement          | Finished, Full, Exterior Entry, Suite         |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard |
| Lot Description   | Corner Lot                            |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 5                  |
| Zoning         | R-CG               |

### **Listing Details**

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

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