

\$749,900 - 1311 4 Street Nw, Calgary

MLS® #A2255871

\$749,900

4 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Located in the long established community of Rosedale & situated on a 50'x120' lot, this property is ideal for renovation, redevelopment or to build your dream home in a prime location! The current charming 1920's 3+1 bedroom bungalow still has tons of character, including hardwood floors, some original woodwork, vintage glass doorknobs & curved archways, showcasing the adjoining formal living & dining rooms. The updated kitchen is nicely finished with quartz counter tops, white cabinets & stainless steel appliances. There are also 3 bedrooms & a refreshed 4 piece bath on the main level. Basement development includes a large family/recreation room, bedroom, 3 piece bath, laundry/utility room & storage. Other notable features include a single detached garage & LARGE WEST BACK YARD with deck surrounded by beautiful mature trees. The incredible location can't be beat - walking distance to McHugh Bluff & close to SAIT, schools, shopping, public transit & easy access to trendy Kensington & downtown via 10th Street.

Built in 1929

Essential Information

MLS® # A2255871

Price \$749,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.14
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1311 4 Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2Y6

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Quartz Counters, Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	2
Zoning	H-GO

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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