

\$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

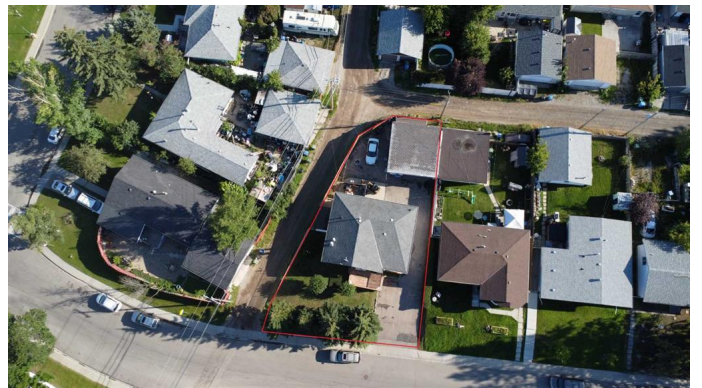
6 Beds | 2 Baths | Prime Location | School
Nearby | Corner Lot | Separate Entrance |

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	3
Zoning	R-CG

Listing Details

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

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.