

# \$559,000 - 6907 4 Avenue Ne, Calgary

MLS® #A2233390

**\$559,000**

5 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Welcome to 6907 4 Ave NE! This fully developed bungalow in family friendly Abbeydale offers over 1,700 sqft of living space, featuring 5 bedrooms and 2 full bathrooms. The main floor boasts a spacious living room and renovated kitchen, while one bedroom opens to a private patio, ideal for relaxing outdoors.

The home includes a 2-bedroom illegal suite with a separate entrance perfect for extended family or rental potential. Recent upgrades include: new kitchen and bedroom renovations, exterior paint (2022), fully paved driveway (2023), hot water tank (2022), water softener, furnace motor replacement (2022), and two roof turbine vents for improved ventilation.

Located near parks, schools, and amenities, this move-in-ready home is a perfect fit for growing families or savvy investors. Book your showing today!

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2233390  |
| Price      | \$559,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 992         |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6907 4 Avenue Ne |
| Subdivision | Abbeydale        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 6M1          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island   |
| Appliances        | Built-In Electric Range, Dishwasher, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Landscaped, Level   |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Stucco               |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 20              |

Zoning

R-CG

Listing Details

Listing Office

PREP Realty

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