

# \$589,800 - 4613 4 Avenue Se, Calgary

MLS® #A2250900

**\$589,800**

5 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.15 Acres

Forest Heights, Calgary, Alberta

5 Beds | 2 Baths | Prime Location | School  
Nearby | Corner Lot

Welcome to this rare corner-lot gem that truly has it all! Featuring 5 spacious bedrooms plus a versatile bonus room that can easily serve as a 6th bedroom, this home is perfect for large or multi-generational families. The main level is bright and inviting, while the separate entrance and ready kitchen hook-up in the basement create endless possibilities—whether you dream of extra entertaining space, or room for extended family. The huge basement family room is ideal for cozy movie nights, kids'™ playtime, or hosting gatherings with friends. Step outside onto the sunny deck and enjoy outdoor living, BBQs, and summer evenings in your own private space. The large mature tree in the front yard adds shade, character, and a touch of privacy for your family to enjoy.

An extended driveway provides plenty of parking space—perfect for multiple vehicles, guests, or even a recreational vehicle.

All of this sits on a desirable corner lot in a prime location, just minutes from schools, shopping, parks, and conveniently located along the bus route for easy commuting. This home combines comfort, flexibility, and unbeatable convenience—an opportunity you won't want to miss.



Call your favorite agent today to view this stunning property before itâ€™s gone!

Built in 1960

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250900    |
| Price          | \$589,800   |
| Bedrooms       | 5           |
| 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, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                    |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 2                                             |

|              |                                |
|--------------|--------------------------------|
| Fireplaces   | Wood Burning                   |
| Has Basement | Yes                            |
| Basement     | Exterior Entry, Finished, Full |

## 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    | August 22nd, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

## Listing Details

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

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