

# \$529,900 - 2308 4 Street Nw, Calgary

MLS® #A2216895

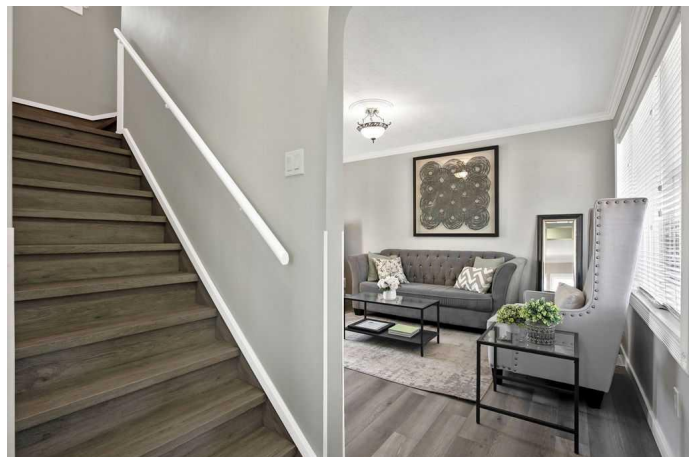
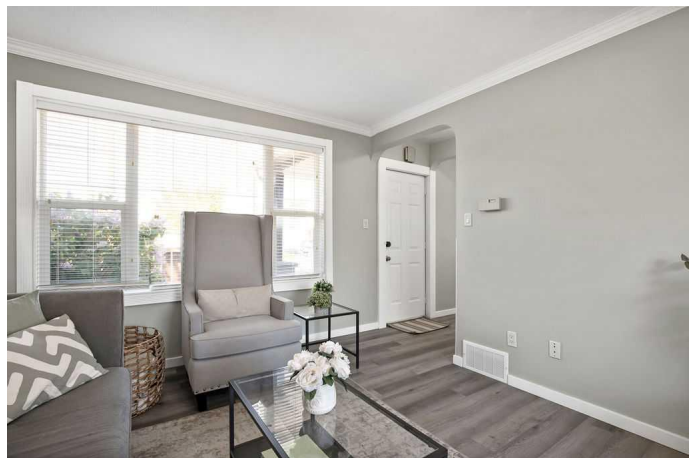
**\$529,900**

2 Bedroom, 2.00 Bathroom, 927 sqft

Residential on 0.06 Acres

Mount Pleasant, Calgary, Alberta

**ATTENTION FIRST-TIME BUYERS - MOVE-IN READY!** All furnishings, household items, and art are included; in this charming, updated century home in the walkable inner-city community of Mount Pleasant. This house has excellent rental potential, both short and long-term, offering you a smart investment opportunity. The home has recently undergone **EXTENSIVE RENOVATIONS** - New shingles on the house & garage, a new garage door and opener, and some new siding, downspouts and troughs. The garage was insulated and drywalled, and the home's exterior has been fully painted, giving it a modern feel while maintaining its charm. Enjoy your private SW backyard with **ALL-NEW** fencing. The entire house has been painted with numerous modern updates, from vinyl plank flooring to some new vinyl windows that can be found throughout. The home's main floor is flooded with natural light, highlighting a cozy living room just off the main entrance, opposite the large dining room leading to the bright, **COMPLETELY UPDATED** kitchen. The kitchen boasts all-new cabinetry, LVP flooring, stainless steel fridge, stove, hood fan, and quartz countertops with a new stainless steel sink and faucet. An updated half-bath finishes off the main floor. On the second level, the primary suite features a **TOTALLY RE-DONE** 4-piece ensuite with all-new tile, sink, tub and toilet. The primary bedroom is a nice size, with a walk-in closet. A large second bedroom completes the upper level! The newly



FINISHED BASEMENT features an updated electrical panel, a high-efficiency furnace, insulation, drywall and paint, and LVP flooring. Outside, the NEW fenced private SW-facing yard is perfect for entertaining. The community of Mount Pleasant could not be better situated - ONLY MINUTES from the Foothills Hospital, Alberta Children's Hospital, UofC, SAIT, surrounded by countless restaurants with parks and schools nearby, and all of the amenities of 16 Ave blocks away.

Built in 1922

### Essential Information

MLS® #	A2216895
Price	\$529,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	927
Acres	0.06
Year Built	1922
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2308 4 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2Z6

### Amenities

Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Driveway, Garage Door Opener,

Garage Faces Rear, Insulated, Oversized, Parking Pad, Single Garage Detached

# of Garages 1

### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Private, Treed

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Combination, Brick/Mortar

### Additional Information

Date Listed May 6th, 2025

Days on Market 5

Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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