

# \$530,000 - 1, 1619 4 Street Nw, Calgary

MLS® #A2236010

**\$530,000**

2 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.01 Acres

Rosedale, Calgary, Alberta

Nestled in the vibrant community of Rosedale, this beautiful 3-story attached townhome offers the perfect blend of urban convenience and modern comfort. Imagine living just a short walk distance from downtown, where shops, restaurants, and amenities cater to professionals, families, and investors alike. With public transit right outside your door and SAIT within walking distance, everything you need is at your fingertips. Inside, you will find 1,482 sq ft of thoughtfully designed living space, recently painted, featuring newer carpets (less than a year old) and Central Air Conditioning. The home is filled with elegant touches, including maple hardwood floors, a cozy gas fireplace, and plush carpeting, creating a warm and inviting atmosphere. The open concept main floor is perfect for entertaining, with a sleek kitchen that boasts glass front cabinets and stainless-steel appliances. Upstairs, two spacious bedrooms each with walk-in closets that provide plenty of storage, while the primary ensuite adds a touch of luxury. The 3rd floor loft is a versatile space, ideal for a home office, family room, or even a third bedroom, while the unfinished basement presents endless possibilities whether you envision a gym, or additional living area. Outside, a detached single car garage and extra parking spot add practicality to this already impressive home. Move-in ready and perfectly positioned, this property won't last long schedule a viewing today and see for yourself why this could be your



dream home!

Built in 2004

### **Essential Information**

MLS® #	A2236010
Price	\$530,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.01
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1, 1619 4 Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2C1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Alley Access, Assigned, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 6th, 2025
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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