

# \$749,900 - 1311 4 Street Nw, Calgary

MLS® #A2255871

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Located in the long established community of Rosedale & situated on a 50'x120' lot, this property is ideal for renovation, redevelopment or to build your dream home in a prime location! The current charming 1920's 3+1 bedroom bungalow still has tons of character, including hardwood floors, some original woodwork, vintage glass doorknobs & curved archways, showcasing the adjoining formal living & dining rooms. The updated kitchen is nicely finished with quartz counter tops, white cabinets & stainless steel appliances. There are also 3 bedrooms & a refreshed 4 piece bath on the main level. Basement development includes a large family/recreation room, bedroom, 3 piece bath, laundry/utility room & storage. Other notable features include a single detached garage & LARGE WEST BACK YARD with deck surrounded by beautiful mature trees. The incredible location can't be beat - walking distance to McHugh Bluff & close to SAIT, schools, shopping, public transit & easy access to trendy Kensington & downtown via 10th Street.

Built in 1929

## Essential Information

MLS® # A2255871

Price \$749,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,132       |
| Acres          | 0.14        |
| Year Built     | 1929        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1311 4 Street Nw |
| Subdivision | Rosedale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 2Y6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Soaking Tub, Track Lighting                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Electric                                                                                                         |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Metal Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 2                    |
| Zoning         | H-GO                 |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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