

6619 4 Street NW
Calgary, Alberta

MLS # A2354288

\$789,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,212 sq.ft.	Age:	1967 (59 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: NONE

Welcome to this totally renovated designer home in the desirable community of Huntington! Perfect investment property, legal suite, live up and rent down, or rent both. Comes with 6 bedrooms, 4 heated washrooms, 2 laundry, 2 living, 2 kitchen, basement comes with heated floor, 2 dinning, detached Double insulated garage along with ample street parking all around, nicely done landscaped, 200 amp, tankless water heater, 2 furnesses, pls come to see for your self. The basement, with its legal suite, is a true gem—perfect for multi-generational living or a high-end rental opportunity. Here we go, the main floor showcases an expansive living room and a chef-inspired kitchen featuring quartz countertops with water fall island, custom cabinetry, high end appliances, and striking gold accents with rare high end fixtures, and fittings. Three bedrooms, including a master bed with ensuite 3pc heated washroom and full 4 pc heated washroom, and premium vinyl plank flooring throughout the main level. Downstairs, the beautifully finished legal basement suite includes another spacious living area, stunning kitchen with quartz island, three additional bedrooms (one with ensuite), and private laundry. Situated on a beautiful lot just across the school, see your kids walking and playing from your living, huge backyard with a detached garage, home combines style, comfort, and income potential. Close to all amenities—major routes, deerfoot mall, downtown, schedule your private viewing today! this is a rare opportunity to get a one time dream home, so don't miss and all the best for lucky family.....