

# \$529,000 - 6907 4 Avenue Ne, Calgary

MLS® #A2253709

**\$529,000**

5 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.01 Acres

Abbeydale, Calgary, Alberta

Welcome to 6907 4 Ave NE! This fully developed bi level in family friendly Abbeydale offers over 1,700 sqft of living space, featuring 5 bedrooms and 2 full bathrooms. The main floor boasts a spacious living room and renovated kitchen, while one bedroom opens to a private patio, ideal for relaxing outdoors.

The home includes a 2-bedroom illegal suite with a separate entrance perfect for extended family or rental potential. Recent upgrades include: new kitchen and bedroom renovations, exterior paint (2022), fully paved driveway (2023), hot water tank (2022), water softener, furnace motor replacement (2022), and two roof turbine vents for improved ventilation.

Located near parks, schools, and amenities, this move-in-ready home is a perfect fit for growing families or savvy investors. Book your showing today!

Built in 1979

## Essential Information

MLS® #	A2253709
Price	\$529,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	992



Acres	0.01
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	6907 4 Avenue Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6M1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Off Street

### **Interior**

Interior Features	Closet Organizers, Kitchen Island
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Built-In Electric Range
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office            PREP Realty

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