\$499,988 - 1, 1613 4 Street Nw, Calgary

MLS® #A2194564

\$499,988

2 Bedroom, 2.00 Bathroom, 1,267 sqft Residential on 0.00 Acres

Rosedale, Calgary, Alberta

Welcome to the inner-city gem you've been waiting for! Nestled in the sought-after community of Rosedale, this spacious 2-bedroom + den, 2-bathroom townhome offers nearly 1,900 sq. ft. of living space in a well-maintained 4-plex complex with low condo fees of just \$250/month.

The bright and inviting main floor features an elegant kitchen with granite countertops, tile flooring, and rich hardwood throughout. The open-concept dining and living areas are perfect for entertaining, with a charming wood-burning brick fireplace as the centerpiece. Step out onto the covered balcony to enjoy your morning coffee or unwind in the evening. A 4-piece bathroom with granite countertops completes the main level.

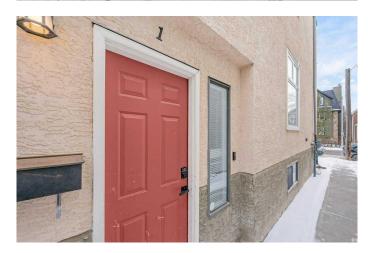
Upstairs, you'll find a generously sized second bedroom and a stunning loft-style primary suite featuring a second covered balcony, a walk-through closet, and a cheater-style 4-piece ensuite. The updated luxury vinyl plank flooring adds a modern touch to this stylish upper level.

The fully developed basement provides even more living space, including a bright family room, a large den (easily convertible into a third bedroom), a wet bar, a dedicated laundry room, and ample storage.

This home has been thoughtfully updated with a new washing machine, dishwasher, lighting fixtures, a hot water tank, and an upgraded upper-level bathroom, along with new shingles







replaced in 2019.

Ideally located just minutes from downtown, this home offers unbeatable access to shopping, public transit, parks, and schools. If you're looking for a blend of inner-city convenience, low-maintenance living, and timeless charm, this Rosedale townhome is a must-see!

Built in 1977

Essential Information

MLS® # A2194564 Price \$499,988

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,267 Acres 0.00 Year Built 1977

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 1, 1613 4 Street Nw

Subdivision Rosedale
City Calgary
County Calgary
Province Alberta
Postal Code T2M 2Z1

Amenities

Amenities Parking

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Wet

Bar

Appliances Bar Fridge, Dishwasher, Dryer, Electric Range, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Mantle, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony

Lot Description Back Lane, Landscaped

Roof Tar/Gravel

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2025

Days on Market 49

Zoning M-C1

Listing Details

Listing Office eXp Realty

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