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

MLS® #A2253709

\$529,000

5 Bedroom, 2.00 Bathroom, 992 sqft Residential on 0.10 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

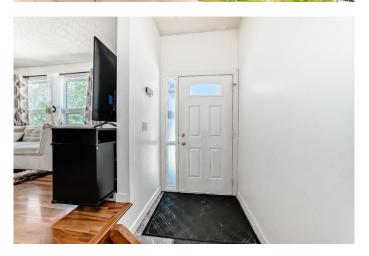
Bathrooms 2.00

Full Baths 2

Square Footage 992







Acres 0.10 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 Off Street, Parking Pad

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 Full

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 61

Zoning R-CG

Listing Details

Listing Office PREP Realty

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.