

**4709 6 Street SW**  
**Calgary, Alberta**

**MLS # A2205713**



**\$990,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Elboya                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                    |               |                   |
| <b>Size:</b>     | 1,203 sq.ft.                                                | <b>Age:</b>   | 1951 (74 yrs old) |
| <b>Beds:</b>     | 3                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Off Street, On Street, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Low Maintenance Landscape                        |               |                   |

|                    |                                                                                                                       |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl                                                                                         | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                                                                                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Open Floorplan, Wet Bar, Wired for Sound |                   |      |
| <b>Inclusions:</b> | Built-in wardrobe in primary, Built-in bed frame                                                                      |                   |      |

Welcome to 4709 6 Street SW, a beautifully renovated bungalow in one of Calgary's most sought-after communities, Elboya. Thoughtfully updated just a decade ago, this home perfectly blends modern elegance with timeless charm. Inside, you'll find an inviting open-concept floor plan, ideal for entertaining. The stunning kitchen boasts a gas range, built-in microwave and oven, expansive counters, and seamless flow into the dining and living spaces. Two spacious bedrooms, each with a luxurious ensuite featuring beautifully tiled showers, offer the ultimate in comfort and privacy. The primary suite is designed for relaxation, featuring custom built-in wardrobes and space for a king-sized bed. The second bedroom is equally impressive with a built-in bed frame and a unique light-up wall feature. A stylish powder room completes the main level for guests. The fully finished basement expands your living space, offering a large recreation area, built-in bar with sink and wine fridge, a third bedroom, and a four-piece bathroom—perfect for hosting or accommodating guests. Step outside to a private, fully fenced backyard featuring a composite deck, making it a serene retreat for relaxation or entertaining. The front and back landscaping are entirely maintenance-free, allowing you to enjoy the beauty of the outdoors with ease. Enjoy the best of Elboya's walkable lifestyle, just minutes from schools, golf, the Elbow River pathways, and Britannia's fantastic shops and restaurants. More than just a home, this is a place of connection, comfort, and community. Don't miss the opportunity to make it yours!