817 4 Street NE

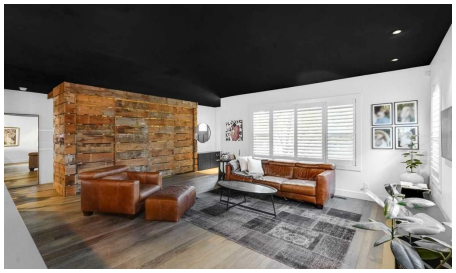
Calgary | Active | MLS® A2353146

$1,125,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1945**	**1,049.91 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

An exceptional opportunity to move-in now, generate rental income and/or hold for future redevelopment and build your own low rise apartment building! This charming, renovated bungalow in the desirable community of Renfrew sits on a generous 50' x 127' flat lot and is adjacent to already developed multifamily properties, making it an ideal property to develop with multiple building options. See the attachments regarding feasibility work performed for the future development of the property.

Don’t let the potential development opportunity overshadow the charming ambiance of the existing home! There is a large master bedroom on the main floor that is accompanied by a beautiful 4-piece updated bathroom; large dining/living room with brushed hardwood floors and decorative woodwork. In this chef’s kitchen, you will find stainless steel appliances accenting an oversized island. Basement could be converted to a separate suite subject to approval and permitting by the city/municipality. A private, side courtyard offers an urban oasis to escape and relax in. A LARGE, OVERSIZED GARAGE, could serve as a shop or gym in addition to providing additional parking rental income.

All of this is set within one of Calgary’s most walkable and vibrant communities-Renfrew and Bridgeland-just steps from the restaurants, boutiques and cafés of Edmonton Trail; trendy restaurants, groceries, and transit. Enjoy easy access to downtown, stampede grounds, nearby parks, and scenic pathways for an active, healthy lifestyle. A prime inner-city location with outstanding redevelopment potential for builders, architects, or visionaries looking to create something remarkable.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353146
Bedrooms	2
Bathrooms	2
Year Built	1945
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bungalow
Total Living Area:	1,049.91 sq. ft.
Main Level Finished Area:	1,049.91 sq. ft.
Below Grade Finished Area:	799.73 sq. ft.
Acreage:	No
Lot Area:	6,375 sq. ft.
Lot Frontage:	50'
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	3
Year built:	1945 (Age: 81)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	4031N
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Ceramic Tile, Concrete, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Parking:	Quad or More Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Renfrew
Appliances:	Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 19'4" × 9'6" ·
Main Floor	Living Room · 19'6" × 15'9" ·
Main Floor	Mud Room · 8'9" × 5'9" ·
Main Floor	Bedroom - Primary · 15'11" × 12' ·
Lower Level	Bedroom · 12'7" × 9'5" ·
Lower Level	Game Room · 25'1" × 23'9" ·
Lower Level	Furnace/Utility Room · 11' × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Natural Woodwork, Quartz Counters
Exterior Features:	Courtyard, Dog Run, Garden, Private Yard
Patio And Porch Features:	Front Porch, Patio, Rear Porch

Lot Features:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/817-4-street-ne-calgary-a2353146/

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