

# \$725,000 - 6048 4 Street Ne, Calgary

MLS® #A2227887

**\$725,000**

5 Bedroom, 2.00 Bathroom, 1,398 sqft  
Residential on 0.13 Acres

Thornccliffe, Calgary, Alberta

Welcome to this extensively updated and expanded bungalow in the well-established community of Thornccliffe. Situated on a quiet street lined with mature trees and generous lot sizes, this home offers nearly 2,800 square feet of developed living space — significantly more than most bungalows in the area. It's the perfect fit for families or those looking to downsize without giving up location. At the center of the home is a truly impressive kitchen designed for those who love to cook and entertain. It features a massive island with seating, newer stainless steel appliances including an induction cooktop, deep oak cabinetry, three skylights that flood the space with natural light, and in-floor heating for added comfort. The living room offers a warm and inviting atmosphere with a bay window, hardwood flooring, and a three-way gas fireplace. French doors off the dining area open to a newly redone wraparound deck that extends your living space outdoors. Tucked into the corner of the low-maintenance backyard, you'll find a private hot tub — perfect for relaxing at the end of the day or enjoying quiet weekends year-round. A well-designed mudroom with built-in storage, sink, and backyard access adds function and convenience, especially for families on the go. The main floor also includes a spacious primary bedroom with a walk-in closet, two additional bedrooms, and a well-sized four-piece bathroom. Head downstairs and you'll appreciate the comfort of heated



floors. Here, you'll find two oversized bedrooms – one with a built-in queen-size Murphy bed – a large recreation room with another gas fireplace, a full three-piece bathroom, and plenty of storage space. This home is packed with upgrades, including two hot water tanks, a hot water recirculation line for near-instant hot water, central air conditioning, elastomeric exterior paint, and newer solar panels, which offer long-term energy savings and increased efficiency. Natural gas is also plumbed for your BBQ, and the roof, soffits, and eaves were replaced in 2023.

For car lovers, hobbyists, or anyone needing extra space, the massive double oversized garage with high ceilings and in-floor heat offers endless possibilities. A large rear gate also provides access for RV parking – a rare and valuable inner-city feature. Thorncliffe offers unbeatable access to downtown, schools, shopping, and major routes like Deerfoot and Centre Street – all while maintaining a friendly, community-oriented atmosphere. This is a unique opportunity to own a spacious, move-in-ready home with modern upgrades in one of Calgary’s most convenient and established neighborhoods.

Built in 1971

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2227887    |
| Price          | \$725,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,398       |
| Acres          | 0.13        |
| Year Built     | 1971        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6048 4 Street Ne |
| Subdivision | Thorncliffe      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 4L5          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Kitchen Island, Open Floorplan                                           |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                              |
| Cooling           | Central Air                                                                                                                          |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 11   |
| Zoning         | R-CG |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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