

# \$1,235,000 - 721 4 Street Nw, Calgary

MLS® #A2198388

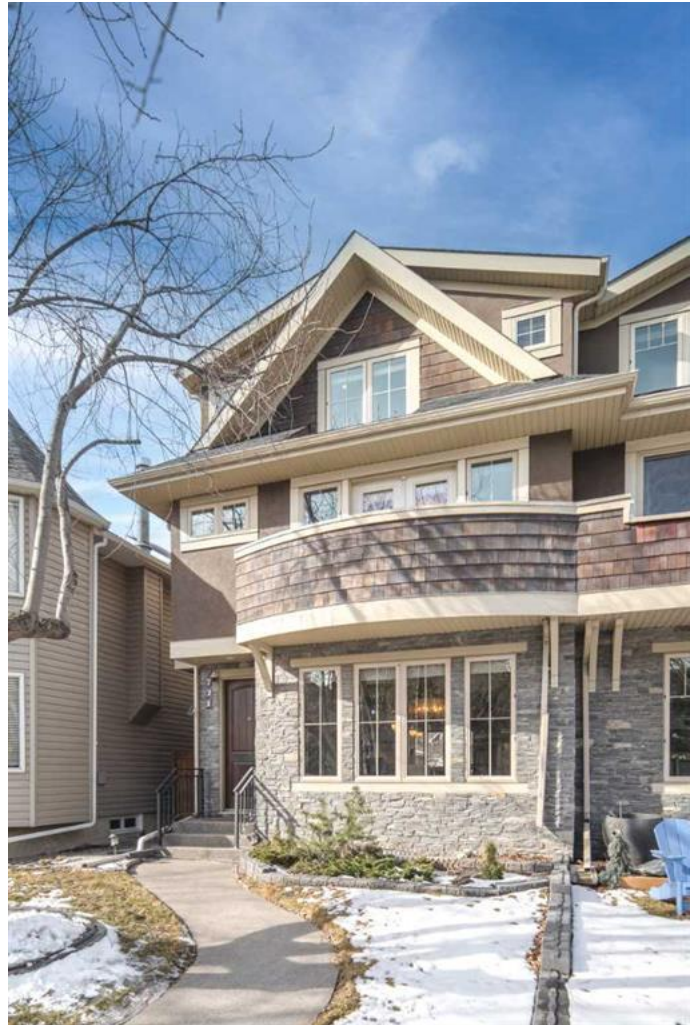
**\$1,235,000**

4 Bedroom, 5.00 Bathroom, 2,794 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

HOUSE INFORMATION UPDATE: Owner replaced entire roof this week (last three photos for details)! SUNNYSIDE GEM! This stunning 2793 sqft three-storey home has been meticulously crafted with exceptional attention to detail. Featuring 3+1 bedrooms and luxury upgrades throughout, it offers a perfect blend of elegance and functionality. The main floor boasts a gourmet kitchen with a large granite island with breakfast bar, high-end stainless steel appliances, and custom white cabinetry, ideal for entertaining. A spacious living room with a cozy gas fireplace and a versatile home office or dining area complete this level. The second floor includes a convenient laundry area, a stylish 4-piece bathroom, and two generously sized bedrooms, including the west-facing master retreat with a spa-inspired 5-piece ensuite. The top floor loft is an absolute highlight, featuring a wet bar, a third bedroom, and a private balcony—a perfect space for relaxation or entertaining. The fully finished lower level impresses with 9' ceilings, a spacious fourth bedroom with a walk-in closet, and a modern 3-piece bathroom. Outside, the backyard offers a large deck, great for outdoor gatherings, along with the convenience of a double detached garage. Ideally located just a 5-minute walk to downtown and steps from Kensington's vibrant shops and restaurants, this home truly offers the best of luxury living in an unbeatable location! In October 2023, the owner spent over \$10,000



to change a new high-efficiency furnace.

Built in 2013

### Essential Information

MLS® #	A2198388
Price	\$1,235,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,794
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	721 4 Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1P3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes



# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

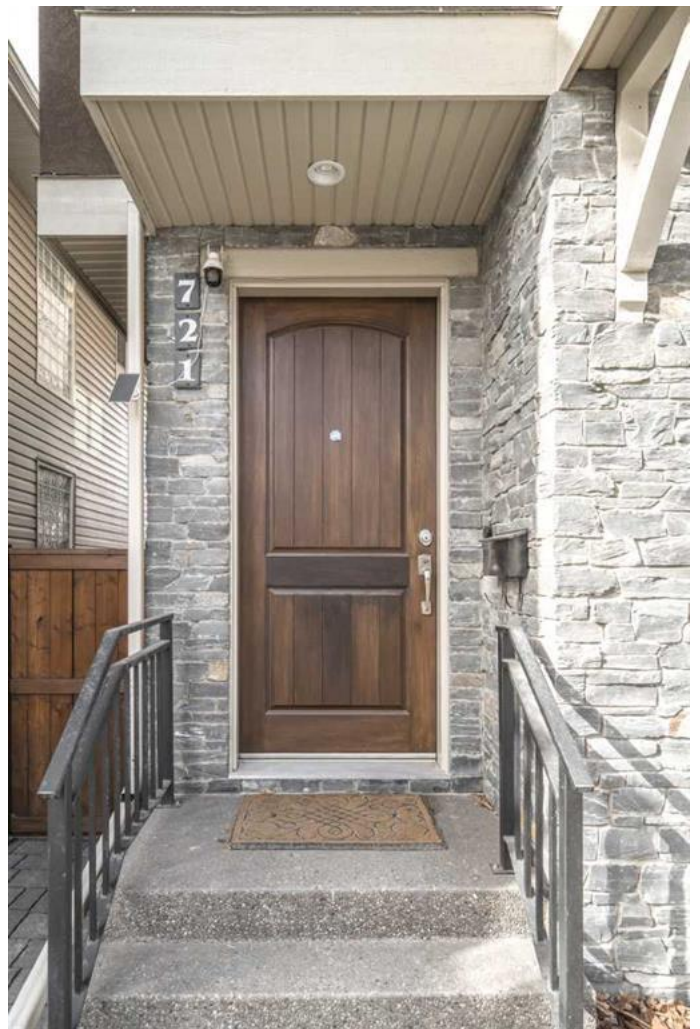
Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 5th, 2025
Days on Market	38
Zoning	R-C2

### Listing Details

Listing Office	TrustPro Realty
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