

# \$775,000 - 734 5a Street Nw, Calgary

MLS® #A2203875

**\$775,000**

4 Bedroom, 2.00 Bathroom, 952 sqft  
Residential on 0.10 Acres

Sunnyside, Calgary, Alberta

Spacious bungalow with a LEGAL basement suite nestled in the heart of one of Calgary's most sought after inner-city communities - Sunnyside. Situated on a prime lot, enjoy the serenity of a quiet, tree-lined street while being just moments away from the vibrant shops and restaurants in Sunnyside, the Sunnyside LRT station and river pathways. The main level of this home spans just under 1000sqft of bright spacious living space - thoughtfully designed and updated. It features two comfortable bedrooms, a full bathroom, and an expansive living area that flows seamlessly into a dining space. The well-appointed kitchen and convenient laundry area offer direct access to a private upper deck offering some downtown views, and the generous private backyard. An enclosed front porch adds extra charm to this special home. The main level has been operating as a successful airbnb. Downstairs, the legal 2-bedroom basement suite with separate entrance presents an excellent opportunity for additional income or multi-generational living. Featuring a separate walk up entrance, this suite has been completely renovated with newer kitchen, bathroom and 2 bedrooms. There is in floor heat and insuite laundry. The spacious east facing yard offers a single garage, generous greenspace plus options for additional parking, gardening or storage. Whether you're an savvy investor looking for a prime holding property with future potential or a professional couple seeking an inner-city lifestyle with



mortgage-offsetting potential, this Sunnyside gem offers the perfect blend of comfort, convenience, and opportunity. Basement Suite is Legal and Registered by the City of Calgary (Legal Suite Sticker Number #2556)

Built in 1920

### Essential Information

MLS® #	A2203875
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	952
Acres	0.10
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	734 5a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1R4

### Amenities

Parking Spaces	1
Parking	Off Street, See Remarks, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings

Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Lighting, Private Entrance
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	19
Zoning	M-CG d72

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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