

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

MLS® #A2198388

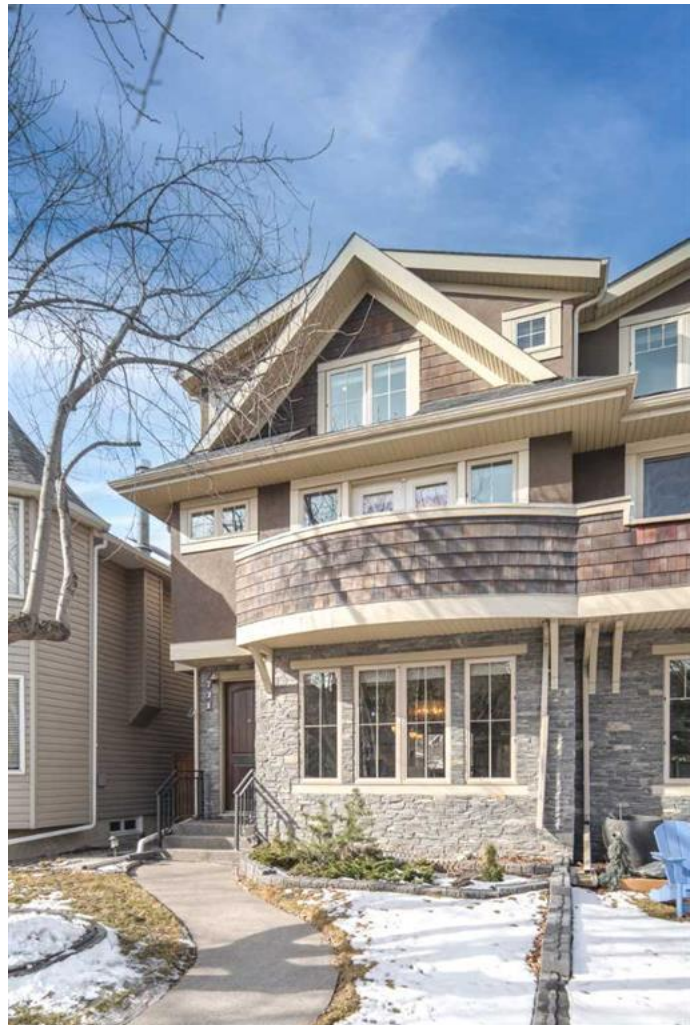
**\$1,235,000**

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

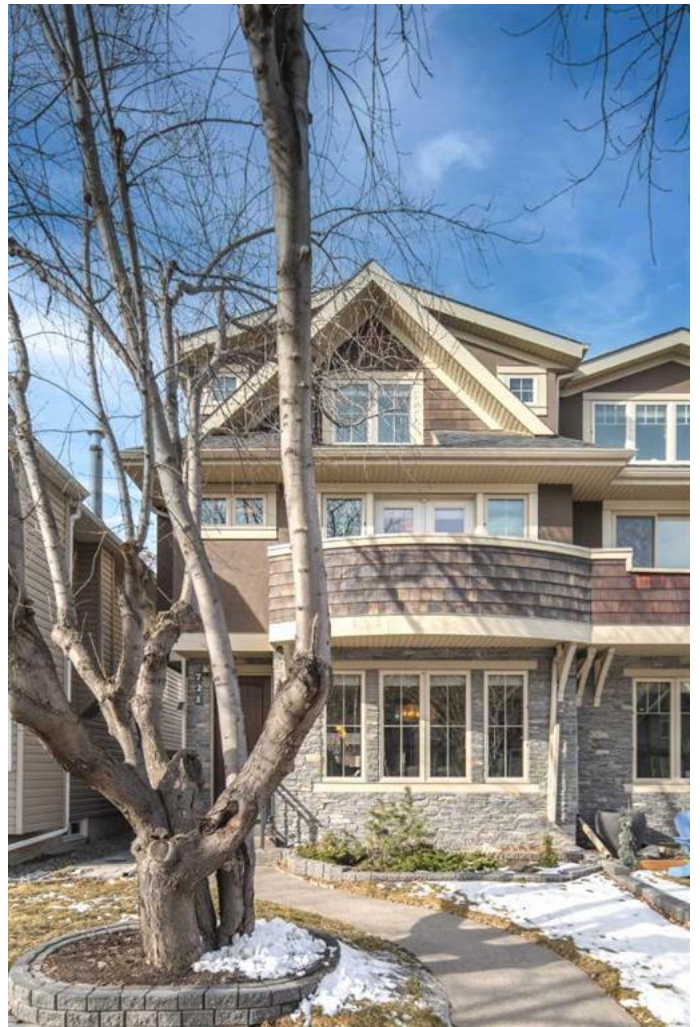
|             |                 |
|-------------|-----------------|
| Address     | 721 4 Street NW |
| Subdivision | Sunnyside       |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2N 1P3         |

### 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

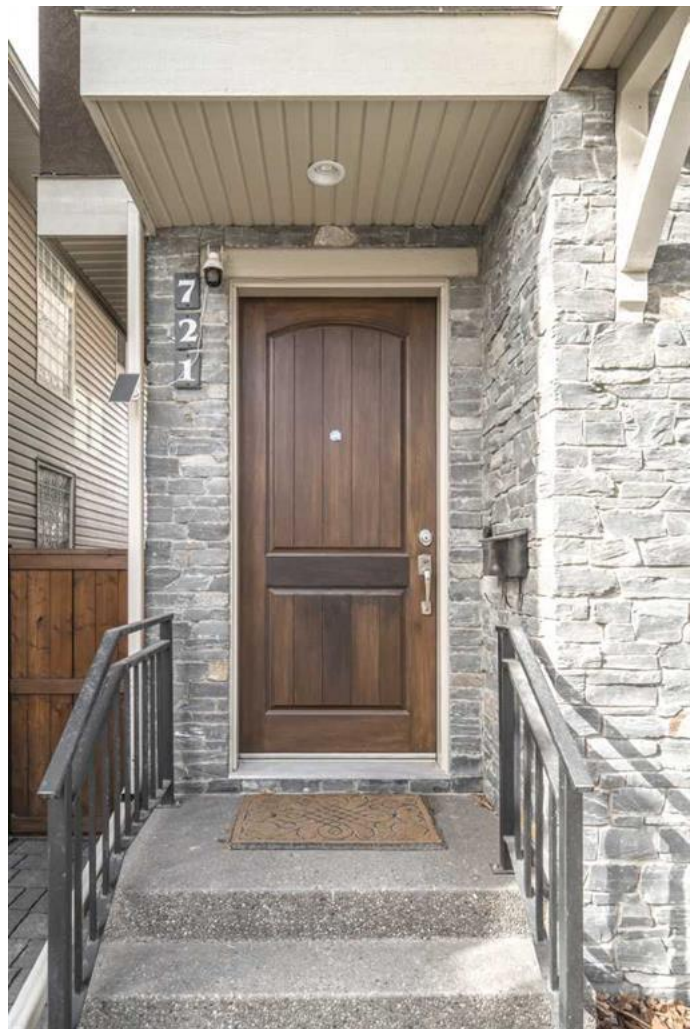
|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard                 |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
|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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 45              |
| Zoning         | R-C2            |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|



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