

\$1,219,900 - 716 4 Street Nw, Calgary

MLS® #A2203651

\$1,219,900

3 Bedroom, 4.00 Bathroom, 1,851 sqft
Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Nestled on a serene street in the heart of Sunnyside, this stunning custom-built, one-owner home exudes charm and sophistication. Loaded with premium upgrades, this residence offers an unparalleled blend of luxury and convenience, just a short stroll from the renowned Curling Club and its iconic stairs, a picturesque bridge over Memorial Trail leading to Princes Island Park, and easy access to downtown Calgary and the scenic Bow River Pathways. With the vibrant amenities of Kensington nearby, this location is a dream for those seeking the best of inner-city living. Step inside to discover a bright and airy main level with soaring 10'™ ceilings and gleaming hardwood floors installed on a stylish angle. The elegant dining room, adorned with crown mouldings, sets the stage for memorable gatherings, while the high-end kitchen is a chef's™ delight, featuring granite countertops, ample storage including an appliance garage, a Thermador fridge, and an oven with a gas cooktop. Clever details like a sneaky pull-out TV mount and abundant pot lights elevate the space. At the rear, the inviting living room beckons with a gas fireplace framed by a striking floor-to-ceiling stone surround, a coffered ceiling, expansive windows, and sliding doors that open to a low-maintenance, fully landscaped backyard—perfect for relaxing or entertaining. Upstairs, two generously sized bedrooms await, each boasting a vaulted tray ceiling, walk-in closet, and private ensuite



bath. Thoughtful built-in storage and cozy sitting areas make these retreats both functional and luxurious. The fully developed basement is equally impressive, featuring two-zone in-floor heating and durable epoxy floors that stay warm and wipe clean with ease. A spacious living room with built-in shelves and a gas-burning fireplace creates a cozy ambiance, flowing seamlessly into a bar area complete with an island, upper and lower cabinets, quartz counters, a wet bar, and a bar fridge. A modern 4-piece bathroom, oversized window wells, and a bedroom with a built-in desk and ample storage round out this versatile lower level. This home is packed with thoughtful upgrades, including central air conditioning for year-round comfort, a vacuum system with attachments, instant hot water, epoxy flooring in the garage, storage shelving, and rough-in for a gas heater. Outside, aggregate concrete and a paver patio enhance the curb appeal and backyard enjoyment. Meticulously maintained and situated in one of Calgary's most sought-after inner-city communities, this Sunnyside gem offers a rare opportunity to own a beautifully crafted custom home in an unbeatable location. Don't miss your chance to call this masterpiece home!

Built in 2010

Essential Information

MLS® #	A2203651
Price	\$1,219,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,851
Acres	0.07
Year Built	2010

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	716 4 Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1P2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Tankless Hot Water
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 19th, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.