

# \$1,125,000 - 721 4 Street Nw, Calgary

MLS® #A2220690

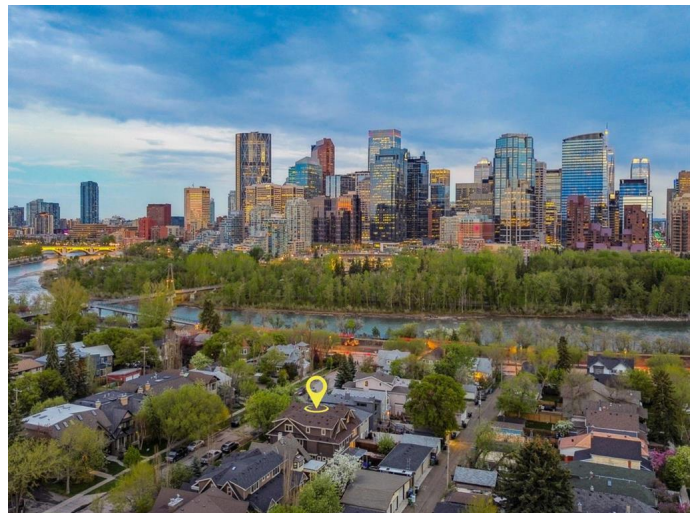
**\$1,125,000**

4 Bedroom, 5.00 Bathroom, 2,794 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

OUTSTANDING LOCATION | STEPS TO THE RIVER PATHWAYS | QUICK STROLL TO DOWNTOWN | SUNNY WEST BACKYARD | CHARMING LIFESTYLE Set on a picturesque tree-lined street in Sunnyside, is this beautiful and classic home. The location is incredible – just steps to the pedestrian bridge crossing over to Princeâ€™s Island Park, the river pathways and the downtown core. The home is surrounded by nature with the community garden and walking paths through the Crescent Heights Ridge just up the street. Featuring nearly 2800 sq ft above grade, 4 bedrooms, 5 bathrooms, an upper bonus room and a fully finished basement, this home offers the space, comfort and flexibility that your family can grow into for years ahead. The main floor offers newly re-finished hardwood floors, an abundance of natural light and the perfect open concept floorplan. At the heart of the home, the kitchen is fitted with a gorgeous Electrolux gas cook-top and fridge, a brand-new built-in oven and microwave, generous cabinet space and sought after pantry. The living room features expansive windows, gorgeous crown molding and a cozy, gas fireplace. Heading upstairs, the second level boasts two well-appointed bedrooms, each with a walk-in closet and ensuite bathroom. The primary bedroom has a quaint balcony overlooking the tree-lined street. The top third level of the home adds incredible flexibility with a bonus room ideal for a home office, media room or kidsâ€™



hangout, complemented by a wet bar and views of the downtown skyline. It also has a third bedroom and a full bathroom – perfect for guests, extended family or an older child. The fully finished basement is well designed with a spacious rec room, fourth bedroom with a walk-in closet and a full bathroom. Recent updates to the home include a new roof (2025), new high efficiency furnace (2023), refinished hardwood (2025), new built-in oven and microwave (2025). One of the most special highlights of the home is both the front and back yards. With meandering pathways, lush trees and a sunny west backyard exposure, it is the perfect setting for relaxing, gardening or entertaining. Sunnyside is a beautiful community filled with storybook-like streets, countless greenspaces and walking distance to local shopping and dining options. This incredible property offers a prime location, timeless design and endless charm.

Built in 2013

**Essential Information**

MLS® #	A2220690
Price	\$1,125,000
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
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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	Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Garden, Lighting, Private Entrance
Lot Description	Back Lane, Front Yard, Garden, Landscaped, Level, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

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