



GRASSROOTS
REALTY GROUP

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715 4A Street NW
Calgary, Alberta

MLS # A2240294



\$760,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	833 sq.ft.	Age:	1939 (86 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge (2), Electric Stove (2), Hood fan (2)

Located on one of the most sought-after tree-lined streets in Sunnyside, this exceptional property offers an amazing opportunity to buy and hold or build your dream home. Full architectural plans by the renowned Dean Thomas Group are already completed. Situated on a generous 37.5' x 120' west-facing lot, just steps from the Bow River, extensive pathway system, and a short 10-minute walk to downtown, this location truly checks every box. The existing home is full of character and functionality, featuring: Main floor with 2 bedrooms, a 4-piece bathroom, kitchen with breakfast nook, front enclosed porch, spacious living room, covered rear patio, and a large backyard with patio space. Oversized single attached garage with additional carport and upper loft area for storage or workshop space. The basement hosts an illegal suite with open-concept kitchen, dining and living area, 3-piece bathroom, and large mechanical/laundry room with ample storage. Recent work includes a new roof (2024), newly cut and installed basement window on east side, and professional asbestos removal from attic insulation. Additional upgrades include a high-efficiency furnace and newer hot water heater, ensuring energy efficiency and comfort. Opportunities like this are rare—especially in one of Calgary's most beloved inner-city communities. Whether you're looking to invest or build, this Sunnyside gem offers endless potential in a truly unbeatable location.