



**941 4A Street NW
Calgary, Alberta**

MLS # A2300324



\$1,250,000

Division:	Sunnyside		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,506 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: Second Dishwasher, Beverage Fridge

Welcome to elevated living in one of Calgary's most coveted inner-city neighbourhoods - Sunnyside. This stunning thoughtfully designed three storey semi-detached executive home delivers luxury finishes and an unbeatable lifestyle in the heart of Calgary. Featuring 4 bedrooms and 5 bathrooms, on a quiet street - nestled near McHugh's Bluff. Over 2500 sq ft above ground on three levels and a fully finished basement. The main level has an open floor plan, kitchen, dining and living area adjacent to each other - ideal for family life or entertaining. The kitchen includes quartz counter tops, full height cabinetry, 6 burner gas range, a breakfast bar and plenty of space to prepare meals and store items. The spacious back door mudroom has built in cabinetry to store your seasonal items & clothing - offering easy entry & exit.. Ascend to the second level to a spacious master bedroom with spa-inspired en-suite complete with dual vanities, heated floors, steam shower, jet soaker tub and a water closet. Rounding out the second level is 2 more bedrooms, a 4 pc bath and separate laundry room. The third level has a generous flex space, 2 pc bathroom and storage closet - perfect for home office, play/hobby room or guest suite. Descend to the lower level where you can unwind in the home gym, entertain at the sophisticated wet bar or relax while watching movies or having a game night. Step outside to the deck and enjoy a meal you've prepared with your gas BBQ while taking in the resort like tranquil pond feature & professionally landscaped grounds. Or cozy up to the firepit area for evening gatherings. A poured aggregate walkway leads from front door all the way to the double garage and patio area. The home is situated directly across the street from a park - offering a rare view of green space and has a walking/bike path connecting you to Calgary's

pathway network with ease. A 15 minute walk takes you to downtown Calgary or to Kensington where it offers - boutique shops, acclaimed restaurants and a vibrant community life. This home is built for modern executives & families alike. View this gorgeous home today - where luxury meets nature and urban convenience - perfectly balanced!