



1604 4A Street NW
Calgary, Alberta

MLS # A2150943



\$985,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,372 sq.ft.	Age:	1930 (94 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Faces Side, In Garage Electric Vehicle Ch		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees, Priv		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Natural Woodwork, No Smoking Home, Wired for Sound		

Inclusions: none

In a sea of modern vanilla, this stunning Arts & Crafts style home stands out from the rest. Centrally located in a quiet neighbourhood, yet offering urban living in the heart of Rosedale. This lovingly restored home has been thoroughly modernized while retaining its time-honoured design. Note the attention to detail throughout, starting with its welcoming front sunroom, leading to the open concept main floor living/dining space with an impressive custom fireplace and intricate detailing throughout. The large primary bedroom leads to a gorgeous ensuite bathroom with clawfoot tub, heated floors and separate tile shower. It truly feels like a boutique hotel. Custom touches abound including solid wood doors with antique hardware throughout the upper level and many other painstaking efforts to maintain the integrity and character of the original home. The gourmet kitchen has been fully updated including custom cabinets, quartz counter tops, stainless appliances and vaulted ceilings, leading out to the sunny private patio. The fully finished basement offers a more modernized feel with recessed lighting throughout the large family room, two additional bedrooms and a second full bathroom with heated floors. The 50x120 lot is landscaped to perfection with mature trees, gorgeous stonework and a large patio area with outdoor speakers, perfect for entertaining! Detached two car garage with a Tesla Charger already installed. This inner city location offers convenient access to downtown, a short walk to restaurants, shops, parks, pathways, and top-rated schools. Modern updates include CENTRAL A/C, new wiring, plumbing, insulation, roof, windows, and re-finished hardwood throughout the main level. This one-of-a-kind property is stunning and won't last, so book your showing today!