



GRASSROOTS
REALTY GROUP

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4322 4A Street SW
Calgary, Alberta

MLS # A2222099



\$3,300,000

Division:	Elboya		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,874 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Garage Faces Rear, Heated Garage, Insulated, Oversized, Quad or More Att		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, F		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	NA		

4322 4A Street SW offers a rare opportunity to live in a home that truly connects with its surroundings. Nestled on a 50' x 120' corner lot in the heart of Elboya, this 6-bedroom custom-built home backs onto Stanley Park&mdashsteps from the Elbow River, tennis courts, pool, and pathway system. It's inner-city living with space, privacy, and nature at your back door. With over 3,800 sq ft above grade and a fully developed basement, the home is designed with both everyday family life and entertaining in mind. A front office, formal dining room, and open-concept living space create a natural flow. The kitchen is equipped with granite countertops, a large island, high end appliances including Sub-Zero, Miele, and Wolf, a built-in espresso machine, custom cabinetry, and a walk-through butler’s pantry connecting to the dining room. Upstairs, you’ll find four generous bedrooms, a central loft, and a laundry room. The primary suite is a private retreat with a walk-in closet, a double-sided fireplace, and a spacious 5-piece ensuite featuring heated floors, a towel warmer, and a steam shower. The lower level offers more room to gather and unwind&mdashwith stained concrete floors, a rec room, wet bar, wine room, fitness area, two additional bedrooms, and two bathrooms. Practical features include triple-pane windows, solid core doors, a 12-zone smart audio and lighting system, brand new carpet, and Hunter Douglas blinds. The oversized 4-car garage is finished with heated floors, offering ample space for vehicles and storage. While the home is not in the floodway or fringe, it was designed with peace of mind in mind: three sump pumps and raised mechanical systems are in place. A rare combination of location, space, and thoughtful construction&mdashthis home offers a long-term opportunity in one of Calgary’s most sought-after communities.

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