



GRASSROOTS

REALTY GROUP

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**728 4A Street NW
Calgary, Alberta**

MLS # A2319476



\$650,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Off Street, Oversized, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Garden, Interior Lot, La		

Heating:	Forced Air, Natural Gas, Solar	Water:	-
Floors:	Concrete, Softwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Skylight(s)		

Inclusions: Garage Remote (s), Thermals Solar Panels, Voltaic Solar Panels, On-Demand HWT, Laundry Sink, Gas Fireplace, Shed, Treehouse, Hoists in Garage, Garage Heater.

**** OPEN HOUSE SAT JUNE 20th - 12PM to 4PM**** Timeless Character Meets Thoughtful Modern Living in the Heart of Sunnyside. Nestled on a quiet tree-lined street just steps to Kensington, the Bow River pathways, downtown, and transit, this one-of-a-kind character home blends historic charm with meaningful modern upgrades. Showcasing stunning original millwork, warm wood trim, vintage softwood flooring, and preserved architectural detailing, the home offers inviting living spaces centred around a gas insert fireplace with battery ignitor, providing heat even during power outages framed by added windows that fill the space with natural light. The kitchen blends charm and practicality with pantry storage and an on-demand natural gas hot water system (approx. \$17K investment) for enhanced efficiency. Thoughtful upgrades include both photovoltaic solar panels for electricity generation and thermal solar panels for hot water heating, updated windows, a coil fan heater, and integrated media/network setup. A unique loft space offers additional flexibility and character, while outside, enjoy the private yard complete with a permanent bicycle shed and treehouse. The heated detached garage, featuring hydronic slab heating, loft storage, and a hoist mechanism for bikes and gear, provides incredible versatility for hobbyists, mechanics, or extra storage. A rare opportunity to own a home with history, character, and functionality in one of Calgary's most sought-after inner-city neighbourhoods.