



923B 4A Street NW
Calgary, Alberta

MLS # A2321537



\$950,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: Projector and Screen, Shelving Units in Garage

Open House Sat June 20th (12-2 pm) Welcome to elevated living in one of Calgary's most coveted inner-city neighbourhoods—Sunnyside. Substantially renovated detached home offers the perfect blend of timeless design, modern upgrades, and an unbeatable location just minutes from downtown. Thoughtfully designed main floor featuring a large, east-facing formal dining room or home office, flooded with natural light from expansive windows. The stunning, fully renovated kitchen is the heart of the home, showcasing a massive island, updated cabinetry, modern lighting, and premium finishes. Adjacent, the spacious family room provides a warm and inviting atmosphere for everyday living. Upstairs, you'll find three generous bedrooms, including a luxurious primary retreat with vaulted ceilings and a beautifully renovated ensuite complete with heated tile floors and a sleek glass-enclosed shower. Convenient upstairs laundry adds to the home's functionality. The fully finished basement offers a fourth bedroom, full bath and additional living space, perfect for guests, a home gym, or media room. Step outside to enjoy a huge west-facing backyard and expansive deck—ideal for summer evenings and outdoor entertaining. Extensive renovations and upgrades include: 2017: Complete kitchen renovation with new island, cabinetry, plumbing, and electrical, Resurfaced flooring, New stair railing. 2018: New roof with skylights, New and resurfaced back patio. 2021—2022: Main floor powder room updates, New lighting throughout, Fully renovated upstairs bathroom (Schluter system, new tub, fixtures, and finishes), Primary bedroom redesign with reading nook, Air conditioning installation 2022: Full replacement of Poly-B plumbing, 2023: Fully renovated primary ensuite with heated tile floors, custom

cabinetry, and glass shower. 2026: Resurfaced front deck, Updated side entrance tiling. Appliances: Stove (2025) Dishwasher (2022) Refrigerator (2017) Located on one of Sunnyside's most desirable streets, this home is just a 15-minute walk to downtown Calgary and steps to Kensington, where boutique shopping, acclaimed restaurants, and vibrant community life await. Enjoy easy access to the Bow River Pathway for biking, running, and walking, as well as nearby transit and the C-Train. An off-leash dog park is just half a block away. This home is designed for modern executives and families alike, offering a rare combination of luxury, convenience, and lifestyle. Sunnyside has a true sense of community with all the added benefits of prime location. This property will not last long. Open House Saturday June 20th 12-2 pm