



GRASSROOTS
REALTY GROUP

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3114 4A Street NW
Calgary, Alberta

MLS # A2324336



\$1,189,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,576 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

*** NEW PRICE !!! *** EXCEPTIONAL VALUE ! This move-in ready semi-detached home in Mount Pleasant delivers that rare mix of thoughtful design, modern luxury, and everyday comfort. Situated on one of Mount Pleasant's most beautiful, quiet, tree-lined streets, this immaculate 3-storey offers a total of 3,466 Sq.ft of living space, including a legal basement suite with a separate entrance ! Wide-plank hardwood, custom built-ins, and oversized windows set the tone. The open concept floor-plan throughout the main floor makes the home feel both expansive and incredibly functional. The living room sits at the back with a gorgeous feature fireplace and built-in shelving that brings a clean, designer feel to the space offering double sliding glass doors to the back patio which fill the space with natural light and make indoor & outdoor entertaining a breeze! The dining area sits comfortably at the front featuring large windows open to mature street trees, giving the room a soft, natural backdrop. The kitchen is where everything really comes together. Full-height custom cabinetry, quartz counters, designer lighting, and an upgraded appliance package make the room feel elevated yet approachable. A massive island with seating keeps the space social. The Mudroom includes custom storage and easy access to the backyard and garage, keeping daily life organized. A stylish 2-piece bath completes the main floor. Upstairs, the Bonus Room feels like a true retreat, bright and spacious with room for a full furniture layout. On each side, 2 bedrooms, both with their own en-suite bathrooms, walk-in closets with custom shelves & large windows. A full wet laundry room on this level adds convenience and extra storage. The 3rd floor is entirely dedicated to a massive primary bedroom with access to your west-facing balcony. 5pc ensuite is straight out of a spa! It's

got a soaker tub, two vanities, heated floors, and an oversized glass rainfall shower. The walk-in closet is massive! It's got tons of drawers and custom shelves, plus a full-body mirror so you can get ready in style. The lower level offers even more flexibility with an extended legal basement suite. With a full kitchen, large family room, 1 bedroom +1-3pc bathroom, laundry & plenty of storage. This level opens the door to multigenerational living, long-term guests, or additional rental income. The layout is practical, the rooms are well-sized, and the finishes are clean & modern. The location ties it all together. You're in the heart of a walkable, established community surrounded by tree-lined streets. Confederation Park, SALT, and the downtown core are all within easy reach. Quick access to 4th Street, 16th Ave, Centre St, & major transit routes makes commuting simple, while nearby cafes, local restaurants, playgrounds, and green spaces create that everyday convenience everyone's looking for. This truly is one of a kind. Don't miss out on this exceptional Buy, call today for your private tour!