



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3922 4 Street SW
Calgary, Alberta

MLS # A2347064



\$2,350,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,681 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Alarm System, Central Vacuum & Attachments		

**** Open House Saturday September 26th from 11:30AM-1:00pm! **** Taken down to the studs and rebuilt in 2005 by renowned architect Marvin DeJong, with interiors by McIntyre Bills, this exceptional home lives and shows like new construction — all new windows, insulation, and solid core doors throughout. Situated on a 50' x 125' lot on a quiet, tree-lined street, you're just steps to neighbourhood playgrounds and Elbow Park School, and minutes to the downtown core. A warm, West-facing front porch welcomes you home. Inside, the living room impresses with soaring two-storey ceilings, a wood-burning fireplace, and abundant west light, while the spacious dining room is perfectly suited for hosting large dinner parties. The kitchen is the true heart of the home, outfitted with a SubZero refrigerator, Miele appliances, a new Wolf gas cooktop, a Dacor warming drawer, custom site-built cabinetry, and a large centre island. A bright living/den area with West exposure, a large mudroom and discreet powder room complete the main floor. Upstairs, you'll find three generous bedrooms, including a primary retreat with a 5-piece ensuite featuring a steam shower, heated towel rail and walk-in closet, plus the convenience of upper-floor laundry. This level also offers a versatile workspace overlooking the formal living area below — ideal as a home office or homework station. The lower level, fully finished in 2014 and dug down for exceptional ceiling height, offers in-floor heat, an additional bedroom, and a full bathroom — perfect for guests or a growing family. The garage is EV-ready with rough-in already in place. Set in one of Calgary's most desirable communities, Elbow Park is beloved for its strong sense of community, mature streetscapes, and access to top-tier schools — Elbow Park Elementary School, Rideau Park Middle School, and Western

Canada High School. Enjoy easy access to downtown and the boutiques and restaurants of trendy 4th Street. A rare opportunity to own a meticulously reimagined home in one of the city's finest inner-city neighbourhoods.