



GRASSROOTS
REALTY GROUP

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3101 4A Street NW
Calgary, Alberta

MLS # A2349461



\$850,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,776 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, On		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Rectangular Lot, Undergrou		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 3101 4A Street NW, a beautifully maintained attached infill offering over 2,660 sq. ft. of total living space in the highly sought-after community of Mount Pleasant. Set on a quiet, tree-lined street, this home shows true pride of ownership with fresh paint, excellent storage, and thoughtful updates throughout. The main floor features bright open-concept living, hardwood floors, and a spacious kitchen perfect for cooking and entertaining. Upstairs you'll find three generous bedrooms, including a large primary suite with a walk-in closet and a well-appointed ensuite. The fully developed basement adds a fourth bedroom, a full bathroom, and a large recreation area — ideal for guests, teens, or a home gym. Enjoy warm evenings in the west-facing backyard, offering great natural light and a private, comfortable setting. The home also includes air conditioning, making it enjoyable year-round. This location is exceptional — walking distance to Confederation Park (2 minutes) and Mount Pleasant Park (3 minutes), two of the best green spaces in the area with pathways, playgrounds, sports fields, and year-round recreation. Families will appreciate being close to top schools such as King George School (French Immersion) and Queen Elizabeth High School, both only minutes away. Commuting is effortless: Downtown Calgary is 8–10 minutes, SAIT is 5 minutes, the University of Calgary is 10 minutes, and YYC Airport is about 15 minutes.