

\$1,199,000 - 932 4a Street Nw, Calgary

MLS® #A2258383

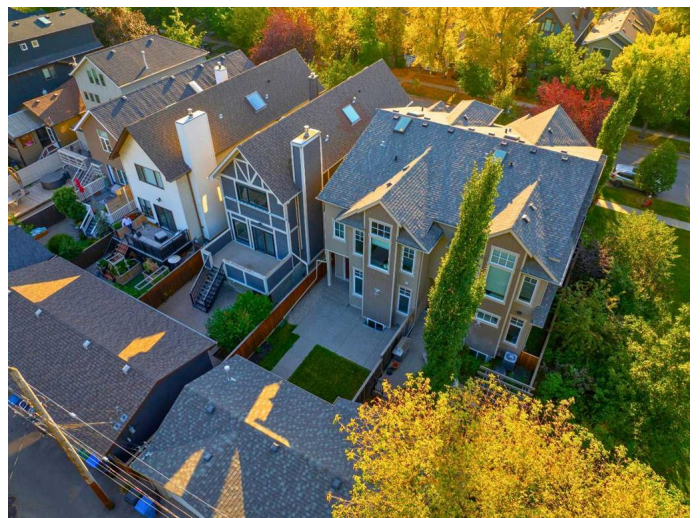
\$1,199,000

4 Bedroom, 5.00 Bathroom, 2,437 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

Immaculate, 4 bedroom + 4.5 bath home on a quiet street, near the bluff, in beautiful Sunnyside! Captivating curb appeal and over 3,300 sq ft on 3 levels with a large loft space and fully-finished basement with heated flooring. Main level features open floor plan, hardwood flooring and separate dining area with room for a large table and family dinners. The impressive Kitchen includes Quartz countertops and central island, 5-burner gas range, tasteful tile backsplash, full-height custom cabinetry, undermount silgranite sink, and lots of storage. The sunken Living Room is ideal for cozy gatherings around the gas fireplace and a great place to curl up with a great book. Nearby, the back mud room features custom lockers and storage for all of your seasonal items. The upper level features a gorgeous Primary Bedroom with HUGE vaulted ceiling, amazing light through the large windows, and overlooks the community garden and nearby bluff. The opulent 5-piece Ensuite Bath is an awesome spot to unwind, with heated flooring underfoot, a fantastic soaker tub, his + hers vanity spaces, and luxurious separate shower. Two more spacious bedrooms, separate laundry room and clever 4-pc bath round out the space here. Stepping up to the large 3rd floor LOFT space, you've got skylights overhead, another 4-pc bath, a built-in homework station/desk, media/tv area for family movie nights, or watching 'the big game.' There's also sliding doors into a flex room, with dormers, that would make an



awesome office - or even a kids' play room!
The fully-finished lower level includes In-floor heating underneath the epoxy sealed, concrete floor, a recreation/games area with nearby bar area, another large bedroom, 4-pc bath that feels almost like an ensuite, and a flex room you could use for your wine collection, another office, or even more storage!. Outside, you'll find the property nicely landscaped, aggregate pathway and patio in the backyard, and the HEATED, Insulated, Double Garage - that backs onto a PAVED alleyway, so much less muck to clean up on those rainy/snowy days! Close to the shops, restaurants, coffee spots and entertainment in Kensington, close to C-Train & transit, biking, running & walking along the Bow River Pathway, and so much more. This is a truly great property & location!

Built in 2012

Essential Information

MLS® #	A2258383
Price	\$1,199,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,437
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	932 4a Street Nw
Subdivision	Sunnyside

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1P7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Walk-In Closet(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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