



THE
A-TEAM

**RE/MAX
FIRST**

721 4 Street, Calgary T2N 1P3

MLS® #: **A2198388**

Area: **Sunnyside**

Listing Date: **03/05/25**

List Price: **\$1,285,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,793

Year Built:

2013

Low Sqft:

Ttl Sqft:

2,793

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

5

Layout

Beds:

4 (3 1)

Baths:

4.0 (4 1)

Style:

3 (or more)

**Storey,Attached-Side
by Side**

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Yard

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings

Int Feat:

High Ceilings,No Animal Home,No Smoking Home

Utilities:

Heating Not Paid For

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
------	-------	------------	-----------------------------	-------	------------

Title: **Fee Simple**
 Legal Desc: **1948P**

Zoning: **R-C2**

Remarks

Pub Rmks: **SUNNYSIDE GEM! This stunning 2793 sqft three-storey home has been meticulously crafted with exceptional attention to detail. Featuring 3+1 bedrooms and luxury upgrades throughout, it offers a perfect blend of elegance and functionality. The main floor boasts a gourmet kitchen with a large granite island with breakfast bar, high-end stainless steel appliances, and custom white cabinetry, ideal for entertaining. A spacious living room with a cozy gas fireplace and a versatile home office or dining area complete this level. The second floor includes a convenient laundry area, a stylish 4-piece bathroom, and two generously sized bedrooms, including the west-facing master retreat with a spa-inspired 5-piece ensuite. The top floor loft is an absolute highlight, featuring a wet bar, a third bedroom, and a private balcony—a perfect space for relaxation or entertaining. The fully finished lower level impresses with 9' ceilings, a spacious fourth bedroom with a walk-in closet, and a modern 3-piece bathroom. Outside, the backyard offers a large deck, great for outdoor gatherings, along with the convenience of a double detached garage. Ideally located just a 5-minute walk to downtown and steps from Kensington's vibrant shops and restaurants, this home truly offers the best of luxury living in an unbeatable location! In 2024, the owner spent over \$10,000 to change a new high-efficiency furnace.**

Inclusions: **N/A**
 Property Listed By: **TrustPro Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











