

723 4 Street NW
Calgary, Alberta

MLS # A2342918



\$1,295,000

Division:	Sunnyside		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,791 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Fridge (2), Induction cook top, Built in Oven, Built-in microwave, Bar fridge, All window coverings, Garage door opener with remote(2), Sprinkler system, Ring Alarm with security system/camera's (no contract)

BETTER THAN NEW IN THE HEART OF SUNNYSIDE! Recently and extensively renovated, this custom infill offers exceptional quality, versatility and an unbeatable inner-city lifestyle. With 3,544sqft of developed living space, 4 bedrooms, 4.5 bathrooms, 3 living areas, 3 kitchens/kitchenettes and 2 laundry setups, this is anything but your typical infill. Quality is evident throughout with black granite covering virtually every horizontal surface, fresh Benjamin Moore Regal and Aura paint, new LED lighting and fixtures, dimmers, Grohe faucets and thoughtful upgrades throughout. The impressive kitchen features a 36" Wolf induction cooktop, Bosch refrigerator, KitchenAid microwave/oven combo, Miele dishwasher, Blanco sink and Kohler faucet. The second level features two private bedroom suites with new hardwood flooring. The spacious primary retreat offers a large walk-in closet, private balcony and spa-inspired ensuite with whirlpool soaker tub. The second bedroom has its own walk-in closet and 4-piece ensuite, while a convenient laundry room completes this floor. The show-stopping top level truly sets this home apart! Dramatic vaulted ceilings and large windows fill the space with natural light and frame an incredible bonus/living room, full kitchen/wet bar, bedroom and 4-piece bathroom—ideal for entertaining, guests, extended family or a private retreat. The fully finished lower level offers exceptional additional living space with a large kitchenette, bright and spacious living room, generous bedroom, full bathroom and separate laundry setup. Thoughtfully designed and highly functional, this level lends itself beautifully to independent living for extended family, older children, guests or a private retreat. Major recent improvements include a Lennox 99% efficient furnace (2025), Navien combination boiler (2025), Durabuilt double-pane sealed glass units

(2026), newer roof (2025, 40 year shingles), triple-glazed Velux skylight, Cat 5 wiring in every room and water softener. Three granite walk-in showers with glass doors, including two with bench seating, add another upscale touch. Outside, enjoy a beautifully landscaped west-facing backyard with a brand new glass covered deck that covers the entire rear deck, plus a side glass covered area for storage, while the impressive front landscaping features an irrigation system and new fencing. All of this in highly desirable Sunnyside, just minutes from downtown and close to Kensington, the Bow River pathways, restaurants, cafés, shopping and transit. Established inner-city location, extensive upgrades and features that rival new construction—this is a Sunnyside infill that truly stands apart! Call your favorite Realtor Today!