

# \$1,179,000 - 933 4a Street Nw, Calgary

MLS® #A2223313

**\$1,179,000**

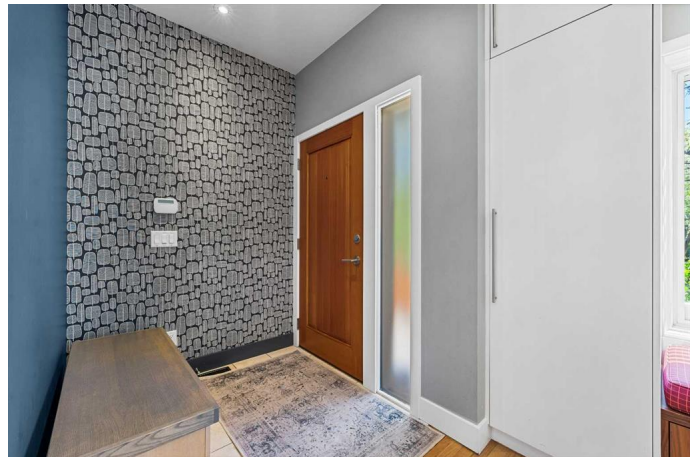
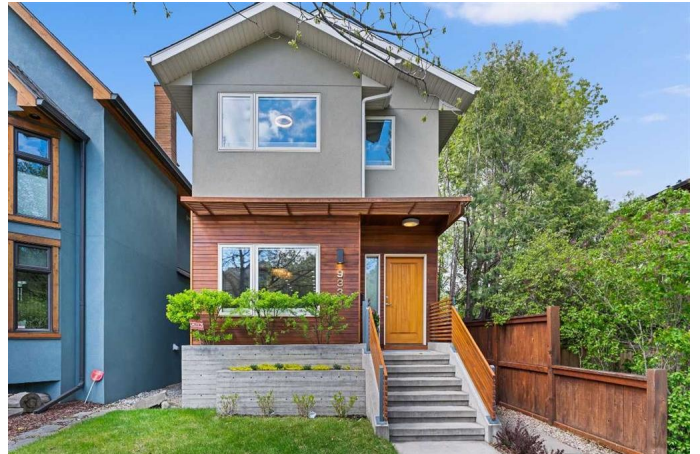
4 Bedroom, 4.00 Bathroom, 2,582 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

An Architecturally Designed Home in one of Calgary's Most coveted Locations. Experience elevated living in this custom-designed four-bedroom, four-bathroom home, ideally situated on one of Calgary's premier streets in a highly walkable and vibrant community. Thoughtfully crafted with clean architectural lines and a focus on light, flow, and function, this residence combines sophisticated design with everyday comfort. The open-concept main floor offers seamless transitions between living spaces, all anchored by a striking custom kitchen. Designed for both aesthetic appeal and culinary performance, the kitchen features rift-cut walnut cabinetry that extends to the ceiling, quartz waterfall countertops, a Carrara marble backsplash, a large central island, and intelligent storage solutions including a custom pantry and corner pull-outs.

A spacious dining area is enhanced by a built-in window bench with additional storage, a sidebar with glass-shelf built-ins, and a welcoming front entrance outfitted with a roll-out closet. Adjacent to the kitchen, a dedicated computer zone serves as a functional household hub—ideal for homework, remote work, or family organization. Natural light fills the home through Pella triple-pane windows with integrated coverings, while solid fir front and back doors create a warm, refined entry. The living space enjoys sightlines to both the front and rear yards, creating an inviting, open



atmosphere. Upstairs, the home offers three well-proportioned bedrooms, two beautifully detailed bathrooms, and a convenient laundry area. The primary suite is a serene west-facing retreat, featuring dual closets, 100% wool carpeting, and a spa-inspired four-piece ensuite with a deep soaker tub and glass-enclosed shower. The fully finished basementâ€”brightened by 9â€™™ ceilings and in-floor heatingâ€”includes a fourth bedroom, a full bathroom, a spacious den/office, a secondary living room, and generous storage. A large basement window in the office area ensures a comfortable and productive work-from-home experience.

The rear entrance, finished in travertine tile, includes built-in bench seating, a closet, and a discreet pocket door for clean visual separation. The double detached garage offers additional functionality with a workbench and storage shelving, supporting an active lifestyle. Outdoors, a west-facing backyard is perfect for entertaining and enjoying warm summer nights. The location is exceptionalâ€”overlooking a peaceful green space filled with fruit trees, and mere steps from McHugh Bluff, off-leash dog parks, the Hillhurst Sunnyside Community Garden, and the Bow River pathway system. Itâ€™™s also within walking distance to downtown, Prince's Island Park, and the trendy shops, cafes, and restaurants of Kensington. Close to everywhere you ever need to go. You may need a bike more than a car in this serene location:)

Built in 2007

### **Essential Information**

MLS® #	A2223313
Price	\$1,179,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,582
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	933 4a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1P8

### Amenities

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

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Rectangular Lot, See Remarks

Roof	Asphalt
Construction	Concrete, Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.