# \$1,125,000 - 3124 4a Street Sw, Calgary

MLS® #A2213047

\$1,125,000

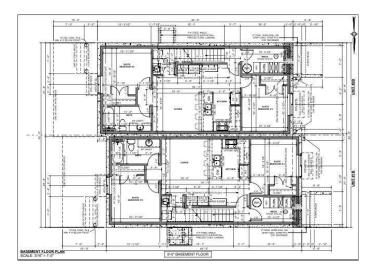
5 Bedroom, 4.00 Bathroom, 1,940 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Nestled on a beautiful tree-lined street in Mount Pleasant, this stunning luxury infill is designed with both growing families and professionals in mind. From the moment you step inside, you're greeted by a spacious fover with custom built-ins, setting the tone for a home that balances elegance and functionality. The main floor features soaring 10-ft ceilings and an open concept layout, with a bright dining area that seamlessly flows into a chef-inspired kitchen complete with a 14-ft island, built-in appliances, coffee bar, and a convenient pocket office. The cozy living room centers around a gas fireplace, while a mudroom and powder room add practicality to the rear of the home. Upstairs, the vaulted primary retreat includes a walk-in closet and a spa-like 5-piece ensuite with in-floor heating, steam shower, freestanding tub, and dual vanities. The basement offers a 2-bedroom legal suite (subject to City of Calgary approval), perfect for extended family or rental income. A fully fenced and landscaped backyard, plus a double detached garage, complete this incredible property. This exceptional home offers the perfect blend of urban convenience and natural beauty. Just minutes from Confederation Park, you'll enjoy easy access to walking paths, playgrounds, and expansive green spaceâ€"an ideal retreat without leaving the neighbourhood. Commuting is effortless with quick connections to 16th Avenue, 4th Street, downtown, and Kensington. Families will appreciate the close







proximity to highly regarded schools, while nearby coffee shops, local eateries, and weekend markets enhance the vibrant, community-focused lifestyle that defines this sought-after inner-city neighbourhood.

### Built in 2025

#### **Essential Information**

MLS® # A2213047 Price \$1,125,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,940 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 3124 4a Street Sw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 3B4

# **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open

Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vaulted

Ceiling(s), Walk-In Closet(s), Double Vanity, Recessed Lighting, Tray

Ceiling(s)

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range

Hood, Refrigerator, Washer, Oven-Built-In, Gas Cooktop

Heating Forced Air
Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Suite, Exterior Entry

# **Exterior**

Exterior Features BBQ gas line, Other, Private Yard

Lot Description Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 18th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage METRO

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