

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

MLS® #A2223313

**\$1,179,000**

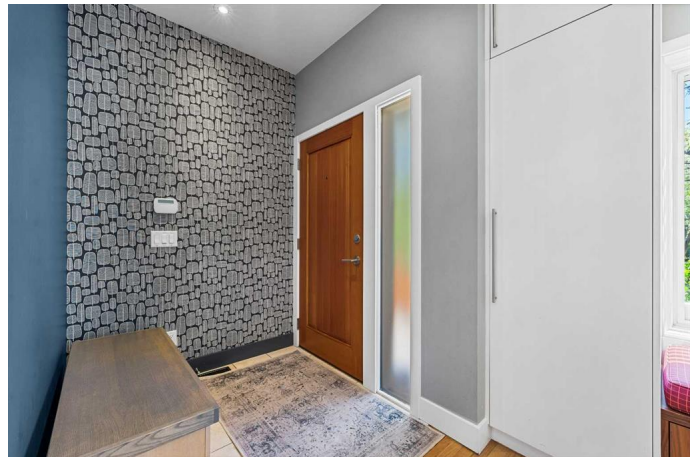
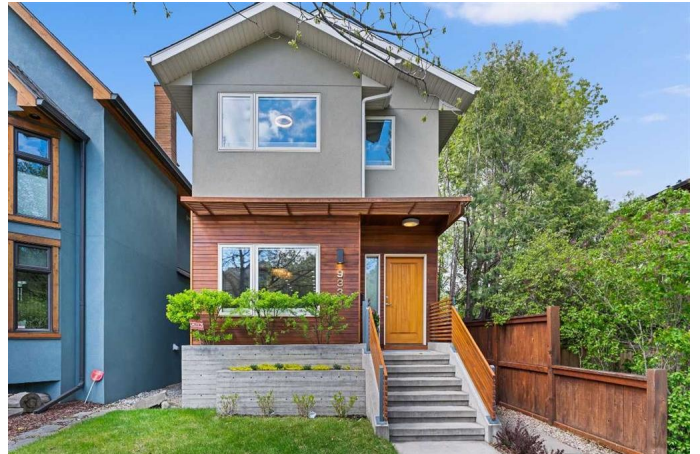
4 Bedroom, 4.00 Bathroom, 1,780 sqft

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	1,780
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	6
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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