

# \$760,000 - 715 4a Street Nw, Calgary

MLS® #A2240294

**\$760,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.10 Acres

Sunnyside, Calgary, Alberta

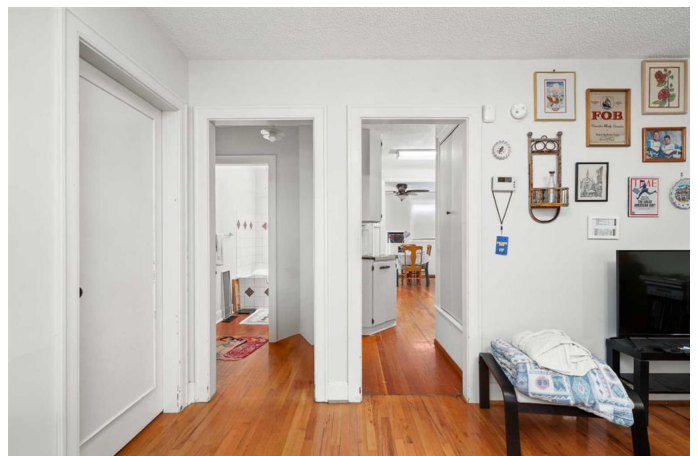
Located on one of the most sought-after tree-lined streets in Sunnyside, this exceptional property offers an amazing opportunity to buy and hold or build your dream home. Full architectural plans by the renowned Dean Thomas Group are already completed. Situated on a generous 37.5' x 120' west-facing lot, just steps from the Bow River, extensive pathway system, and a short 10-minute walk to downtown, this location truly checks every box.

The existing home is full of character and functionality, featuring: Main floor with 2 bedrooms, a 4-piece bathroom, kitchen with breakfast nook, front enclosed porch, spacious living room, covered rear patio, and a large backyard with patio space.

Oversized single attached garage with additional carport and upper loft area for storage or workshop space.

The basement hosts an illegal suite with open-concept kitchen, dining and living area, 3-piece bathroom, and large mechanical/laundry room with ample storage. Recent work includes a new roof (2024), newly cut and installed basement window on east side, and professional asbestos removal from attic insulation. Additional upgrades include a high-efficiency furnace and newer hot water heater, ensuring energy efficiency and comfort.

Opportunities like this are rare—especially in one of Calgary's most beloved inner-city communities. Whether you're looking to



invest or build, this Sunnyside gem offers endless potential in a truly unbeatable location.

Built in 1939

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240294    |
| Price          | \$760,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 833         |
| Acres          | 0.10        |
| Year Built     | 1939        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 715 4a Street Nw |
| Subdivision | Sunnyside        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 1P6          |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 1                                 |
| Parking        | Oversized, Single Garage Detached |
| # of Garages   | 1                                 |

**Interior**

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Dishwasher, Dryer, Microwave, Washer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Fireplace         | Yes                                  |

|                 |                       |
|-----------------|-----------------------|
| # of Fireplaces | 1                     |
| Fireplaces      | Wood Burning Stove    |
| Has Basement    | Yes                   |
| Basement        | Finished, Full, Suite |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Entrance                                         |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 20              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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