# \$1,290,000 - 3116 4a Street Nw, Calgary

MLS® #A2227116

## \$1,290,000

4 Bedroom, 5.00 Bathroom, 2,583 sqft Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

NEW PRICE!!! OPEN HOUSE: Sun, Oct 5: 3-5pm! Introducing Star Homes & Development's latest masterpiece in Mount Pleasant, a brand-new, fully developed, 3-story home nestled on a quiet, tree-lined street just steps away from the beauty and splendor of Confederation Park. This thoughtfully designed home is set to impress and will be ready for possession now! Notable features and highlights include: elegant open-concept layout with seamless indoor-outdoor flow via patio sliders to the rear deck, mud room for practical organization and easy access to the outdoors in any season, beautiful wide-plank, hardwood flooring throughout the main level (with LVP on the lower level), modern lighting and sleek cabinetry that elevate the space, a generous island perfect for entertaining family and friends, built-in appliances, pantry wall, and beverage station for ultimate convenience and so much more! Check out the second floor versatility with two large bedrooms, each with their own private en-suites for comfort and privacy. There is a bonus space designed for flexibility - use it as a TV/gaming room, home office, den/library, or even a yoga/fitness studio...the possibilities are endless! The entire third floor is the true star of this show - a private oasis and retreat for the homeowner: wow factor alert with a west-facing terrace off the primary bedroom, perfect for enjoying sunsets or relaxing evenings, a wet bar and beverage fridge, ideal for your own coffee







bathroom featuring: dual vanities, relaxing soaker tub, a sleek, glass-enclosed shower, a stunning walk-in closet, loaded with built-ins and ample organization to keep everything in its place. The basement offers incredible potential: a spacious, 1-bedroom, legal suite with a private entrance, perfect for rental income or multi-generational living. Alternatively, use the space as an extension of your family's living area with room for entertainment, hobbies, or guests. Builder can remove suite if desired. No neighbours behind and the entire home has 200 amp power and is roughed-in for an EV charger, AC, and vacuflo. Star Homes & Development are renowned for their impeccable design, quality craftsmanship and exceptional customer service. They continue to raise the bar in new home construction of the inner city. Schedule your private tour to see for yourself. Don't miss the chance to make this architectural gem yours and experience the ultimate in modern living!

station and wine bar, a spa-like en-suite

#### Built in 2025

#### **Essential Information**

MLS® # A2227116 Price \$1,290,000

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 2,583

Acres 0.14

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, 3 Storey

Status Active

## **Community Information**

Address 3116 4a Street Nw

Subdivision Mount Pleasant

City Calgary
County Calgary
Province Alberta
Postal Code T2M 3B4

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Bookcases, Built-in Features, Ceiling

Fan(s), Chandelier, Soaking Tub, Separate Entrance

Appliances Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge,

Built-In Refrigerator, Oven-Built-In, Microwave Hood Fan

Heating Forced Air, Natural Gas, Floor Furnace

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Balcony, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,

Few Trees, Gentle Sloping, No Neighbours Behind, Subdivided

Roof Membrane, Metal

Construction Concrete, Stucco, Wood Frame, Brick, Composite Siding

Foundation Poured Concrete

#### Additional Information

Date Listed June 3rd, 2025

Days on Market 147

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX First

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.