

\$534,800 - 740 4a Street Nw, Calgary

MLS® #A2227552

\$534,800

2 Bedroom, 1.00 Bathroom, 757 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

This well-maintained home features updated mechanicals, including a furnace (2013) and hot water tank (2022), complemented by newer and some classic windows. The main floor offers laminate flooring and a renovated bathroom. The primary bedroom offers spacious layout with a large closet, and the second bedroom features built in bunkbeds. A cozy front deck provides the perfect spot for relaxing and visiting with neighbours, while the perennial garden adds charm. The unfinished basement is a blank canvas for your imagination. The insulated, drywalled garage is easily converted back to its original function. by adding a new garage door. New fences and a large backyard deck add a sense of privacy. There are raised garden beds for the avid gardener. Embrace the Sunnyside lifestyle, with its proximity to McHugh Bluff, U of C, SAIT, University of the Arts, Kensington, and abundant recreational opportunities. Schedule your showing today!

Built in 1912

Essential Information

MLS® #	A2227552
Price	\$534,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	757



Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	740 4a Street Nw
Subdivision	Sunnyside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1P5

Amenities

Parking Spaces	1
Parking	Insulated, On Street, Single Garage Detached, See Remarks
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	2

Zoning R-CG

Listing Details

Listing Office Royal LePage Mission Real Estate

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