

# \$735,000 - 715 4a Street Nw, Calgary

MLS® #A2240294

**\$735,000**

2 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.10 Acres

Sunnyside, Calgary, Alberta

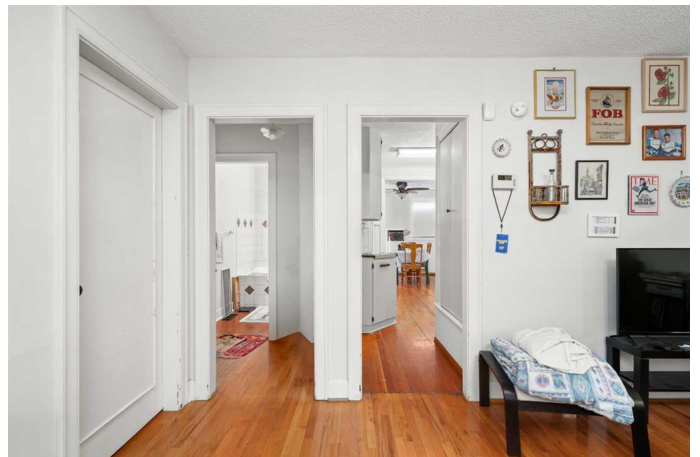
Located on one of the most sought-after tree-lined streets in Sunnyside, this exceptional property offers an amazing opportunity to buy and hold or build your dream home. Full architectural plans by the renowned Dean Thomas Group are already completed. Situated on a generous 37.5' x 120' west-facing 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	\$735,000
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	Single Garage Detached, Oversized
# 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	54
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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