



# 721 4 Street Calgary Alberta

\$1,285,000

SUNNYSIDE GEM! This stunning 2793 sqft three-storey home has been meticulously crafted with exceptional attention to detail. Featuring 3+1 bedrooms and luxury upgrades throughout, it offers a perfect blend of elegance and functionality. The main floor boasts a gourmet kitchen with a large granite island with breakfast bar, high-end stainless steel appliances, and custom white cabinetry, ideal for entertaining. A spacious living room with a cozy gas fireplace and a versatile home office or dining area complete this level. The second floor includes a convenient laundry area, a stylish 4-piece bathroom, and two generously sized bedrooms, including the west-facing master retreat with a spa-inspired 5-piece ensuite. The top floor loft is an absolute highlight, featuring a wet bar, a third bedroom, and a private balcony--a perfect space for relaxation or entertaining. The fully finished lower level impresses with 9' ceilings, a spacious fourth bedroom with a walk-in closet, and a modern 3-piece bathroom. Outside, the backyard offers a large deck, great for outdoor gatherings, along with the convenience of a double detached garage. Ideally located just a 5-minute walk to downtown and steps from Kensington's vibrant shops and restaurants, this home truly offers the best of luxury living in an unbeatable location! In 2024, the owner spent over \$10,000 to change a new high-efficiency furnace. (id:6769)

Primary Bedroom 12.50 Ft x 14.42 Ft  
 Bedroom 13.00 Ft x 14.17 Ft  
 5pc Bathroom 13.75 Ft x 10.33 Ft  
 4pc Bathroom 9.58 Ft x 5.00 Ft  
 Recreational, Games room 19.08 Ft x 18.83 Ft  
 Bedroom 13.08 Ft x 11.42 Ft  
 4pc Bathroom 6.17 Ft x 4.92 Ft

Bedroom 13.08 Ft x 11.42 Ft  
 4pc Bathroom 11.17 Ft x 5.75 Ft  
 Dining room 14.42 Ft x 12.58 Ft  
 Kitchen 16.58 Ft x 14.00 Ft  
 Living room 15.50 Ft x 13.42 Ft  
 2pc Bathroom 6.17 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
 TrustPro Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
 T2R 0B3

Phone: 403-969-0267  
 arobinson@cirrealty.ca