



## 3124 4A Street Calgary Alberta

\$1,125,000

Nestled on a beautiful tree-lined street in Mount Pleasant, this stunning luxury infill is designed with both growing families and professionals in mind. From the moment you step inside, you're greeted by a spacious foyer with custom built-ins, setting the tone for a home that balances elegance and functionality. The main floor features soaring 10-ft ceilings and an open concept layout, with a bright dining area that seamlessly flows into a chef-inspired kitchen complete with a 14-ft island, built-in appliances, coffee bar, and a convenient pocket office. The cozy living room centers around a gas fireplace, while a mudroom and powder room add practicality to the rear of the home. Upstairs, the vaulted primary retreat includes a walk-in closet and a spa-like 5-piece ensuite with in-floor heating, steam shower, freestanding tub, and dual vanities. The basement offers a 2-bedroom legal suite (subject to City of Calgary approval), perfect for extended family or rental income. A fully fenced and landscaped backyard, plus a double detached garage, complete this incredible property. This exceptional home offers the perfect blend of urban convenience and natural beauty. Just minutes from Confederation Park, you'll enjoy easy access to walking paths, playgrounds, and expansive green space—an ideal retreat without leaving the neighbourhood. Commuting is effortless with quick connections to 16th Avenue, 4th Street, downtown, and Kensington. Families will appreciate the close proximity to highly regarded schools, while nearby coffee shops, local eateries, and weekend markets enhance the vibrant, community-focused lifestyle that defines this sought-after inner-city neighbourhood. (id:6769)

Bedroom 10.33 Ft x 12.67 Ft

Bedroom 12.83 Ft x 12.17 Ft

Kitchen 9.17 Ft x 8.83 Ft

4pc Bathroom 5.00 Ft x 11.33 Ft

Living room 12.50 Ft x 10.50 Ft

Furnace 6.50 Ft x 10.33 Ft

Foyer 6.00 Ft x 6.00 Ft

Office 5.92 Ft x 5.42 Ft

Kitchen 16.75 Ft x 14.50 Ft

Other 6.00 Ft x 7.92 Ft

2pc Bathroom 5.50 Ft x 5.83 Ft

Primary Bedroom 13.33 Ft x 12.00 Ft

5pc Bathroom 17.25 Ft x 8.00 Ft

Bonus Room 8.50 Ft x 15.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 11.58 Ft x 10.00 Ft

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Listing Presented By:



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Living room 16.08 Ft x 14.67 Ft

4pc Bathroom 5.08 Ft x 9.83 Ft

Dining room 12.00 Ft x 10.00 Ft