

**720 4 Street NW**  
**Calgary, Alberta**

**MLS # A2313000**



## \$949,900

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,424 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s)

**Inclusions:** Outdoor patio furniture, shelving in cellar

Welcome to 720 4th St NW! For anyone who has ever wanted to live within walking distance to walking paths, the charming shops of Kensington and downtown, this house is the one you've been waiting for. No expense has been spared in this custom built, original owner half duplex with incredible sound proofing between sides and extensive landscaping. This inner city gem situated on a quiet street in Sunnyside features low maintenance landscaping and is guaranteed to impress with it's soaring 9 foot ceilings and quality millwork. 3 curved staircases feature gorgeous wood railings and provide warm, natural light from floor to floor. Relax in front of a movie in the spacious family room on the second floor with soaring ceilings. The primary bedroom on the third level features a gorgeous ensuite with jetted soaker tub, dual vanity, shower, while the main area has a gas fireplace and air conditioning, leading to a private balcony. The lower level features high ceilings, plenty of storage a large recreation room, 3 piece bathroom, and could easily accommodate a 4th bedroom. The infrastructure includes a poured concrete party wall that extends all the way from the lower level to the underside of the roof, a gas fired boiler that provides domestic hot water and multi zoned radiant in-floor heat to the lower level, the garage & 2 upper floors, and a forced air furnace for the main floor. It is mere minutes to the Bow River Pathway, Bridge to Prince's Island, and just 15 minutes to the heart of Kensington.