

\$1,125,000 - 3124 4a Street Sw, Calgary

MLS® #A2213047

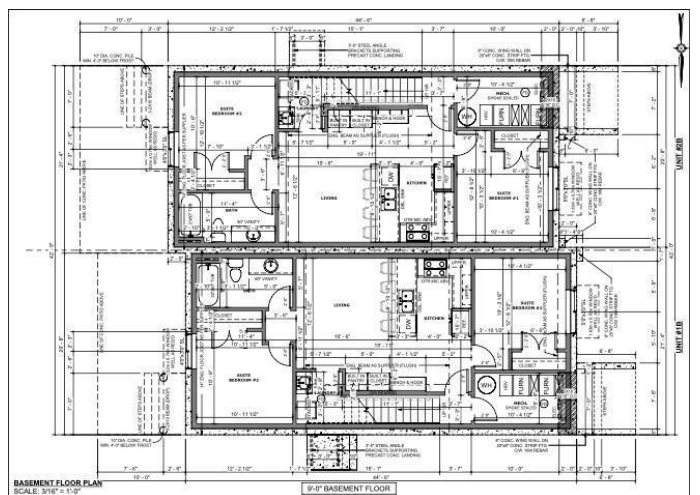
\$1,125,000

5 Bedroom, 4.00 Bathroom, 1,940 sqft
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

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.

Built in 2025

Essential Information

MLS® #	A2213047
Price	\$1,125,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,940
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3124 4a Street Sw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3B4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Vaulted
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	Ceiling(s), Walk-In Closet(s), Double Vanity, Recessed Lighting, Tray Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In, Gas Cooktop
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Royal LePage METRO
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