

# \$1,099,000 - 1628 4a Street Nw, Calgary

MLS® #A2208584

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 1,635 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Welcome to the beautiful community of Rosedale! This stunningly renovated home is ideally situated on a picturesque tree-lined street, blending modern updates with timeless charm. Upon entering, you'll find a welcoming entryway/mudroom which opens up to a inviting living room, featuring gleaming (Merbau)hardwood floors and a gorgeous gas fireplace (redone in 2023). The open-concept layout connects the living area to the spacious dining room and modernized kitchen, creating entertaining space. The kitchen was fully renovated in 2017 by Legacy Kitchens, offering stylish finishes and premium craftsmanship. Some of the noteworthy features of this kitchen are a gas-stove, beautiful two-toned cabinetry and a breakfast bar with quartz countertops and stainless steel appliances. The main floor also features two generously sized bedrooms and a full bathroom. The upper level offers two additional bedrooms, each with its own bathroom and there is a large area for storage. The master suite includes a walk-in closet and a 3-piece en-suite featuring a fully tiled shower, with glass enclosure, and heated tile floors. The lower level has another bedroom, a gym, a large TV area plus a laundry room and renovated bathroom with tiled floors, glass shower & stylish vanity. Additional updates include the replacement of all light fixtures, the installation of Hunter Douglas blinds, and new carpeting in 2024. This property also has AC. The exterior of the home underwent a



significant transformation in 2021, including a complete stucco renovation, new aggregate concrete steps, walkways, and a patio at the rear, along with updated front step railings. The majority of the windows in the house have been replaced over the years; the basement was renovated in 2012, featuring the addition of larger windows. And the attic has been fully insulated with spray foam for enhanced energy efficiency.

Outside, you will love the expansive yard with newer fencing; it features a beautiful aggregate patio perfect for entertaining family and friends during the upcoming summer months and BBQ season. The triple car garage is insulated and drywalled and comes with a work bench. This house really has it all, you will not be disappointed. Come check this one out!

Built in 1935

### **Essential Information**

MLS® #	A2208584
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,635
Acres	0.14
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	1628 4a Street Nw
Subdivision	Rosedale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3B2

### Amenities

Parking Spaces	3
Parking	Rear Drive, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Open Floorplan
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	15
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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