

\$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

Open House April 12 +13 (Saturday & Sunday) 1:30-4:00pm. 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, Microwave, Refrigerator, Washer, Window Coverings |
| 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 | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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