

\$850,000 - 2927 4 Avenue Nw, Calgary

MLS® #A2103237

\$850,000

3 Bedroom, 5.00 Bathroom, 2,399 sqft

Residential on 0.08 Acres

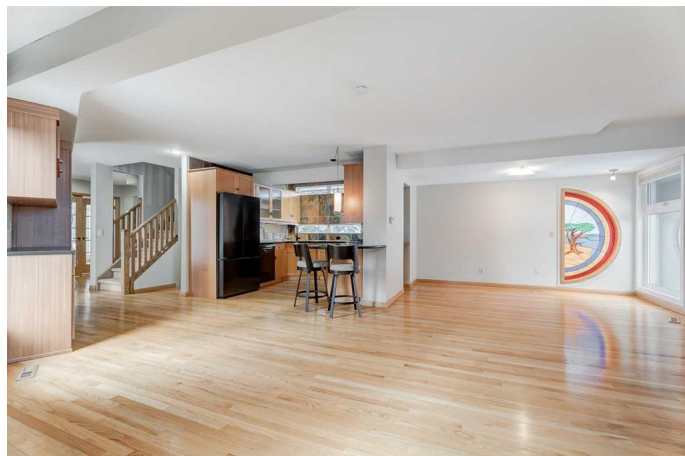
Parkdale, Calgary, Alberta

Experience a truly distinctive living space in the heart of Parkdale with this architecturally unique multi-level home, situated just one block from the Bow River Pathways and boasting easy access to the downtown core. Designed by architect William Roderick Crocker, this post-modernist gem draws inspiration from modern church design and the breathtaking mountainous landscape of Alberta.

The exterior of the home is a visual masterpiece, characterized by long horizontal windows, diagonal exterior walls, and multiple bubble windows reminiscent of the iconic Guggenheim Museum of Art. Step inside, and the main floor welcomes you with an open layout that seamlessly connects the kitchen, a spacious living room, and a separate dining area—all adorned with beautiful oak hardwood floors. The kitchen is a chef's dream, featuring granite counters, upgraded appliances, a slate wall, and a convenient eating bar.

Venture to the second storey, where you'll find three bedrooms, two full bathrooms, and a distinctive two-level den with a private balcony. The Master Bedroom, with its south-facing windows and skylights, offers stunning views of the River, complemented by a Juliet Balcony and a soothing 3-piece ensuite.

This one-of-a-kind home extends its charm



with a family room, an oversized single detached garage, a garden oasis and a mother-in-law suite with a private entryway. The lofted flex space provides a fully developed area, perfect for a playroom with an overhead skylight for stargazing.

Discover the uniqueness of this residence with its open-concept areas for family gatherings and secluded nooks ideal for a library or home office. The layout is truly distinct, avoiding the cookie-cutter design seen in many homes today. Enjoy plenty of natural light through south-facing windows and multiple decks bathed in full sunlight. The backyard even includes a fully installed monkey bar and hanging bar set, along with a lower deck perfect for a full-size trampoline.

Location is key, and this home is ideally situated within a block of the river, the river pathway system, and multiple bus routes. A 10-minute bike ride on a well-maintained path takes you to the downtown core. In the heart of Parkdale, this residence is surrounded by playgrounds and green spaces, including Helicopter Park, Westmount Charter School Playground, and Train Park.

Every window frames a unique view of the yard, community, and green spaces, with glimpses of downtown and New Year's Eve fireworks from the loft. The recently landscaped backyard and side yard create a beautiful green oasis, offering both shade and sun in the summer.

The Nanny Suite provides an ideal space for long-term family stays, the secondary suite would be subject to approval and permitting by the city/municipality. Solid timber beam construction ensures durability and longevity, making this home a timeless and exceptional choice for those seeking a residence that

stands out in every way.

Built in 1981

Essential Information

MLS® #	A2103237
Price	\$850,000
Sold Price	\$825,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,399
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	2927 4 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R4

Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Parking Pad, Single Garage Detached

Interior

Interior Features	Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony
Lot Description Back Lane, Back Yard, Few Trees
Roof Cedar Shake
Construction Stucco, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed January 24th, 2024
Date Sold March 9th, 2024
Days on Market 45
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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