

# \$775,000 - 734 5a Street Nw, Calgary

MLS® #A2203875

**\$775,000**

4 Bedroom, 2.00 Bathroom, 952 sqft

Residential on 0.10 Acres

Sunnyside, Calgary, Alberta

Spacious bungalow with a LEGAL basement suite nestled in the heart of one of Calgary's most sought after inner-city communities - Sunnyside. Situated on a prime lot, enjoy the serenity of a quiet, tree-lined street while being just moments away from the vibrant shops and restaurants in Sunnyside, the Sunnyside LRT station and river pathways. The main level of this home spans just under 1000sqft of bright spacious living space - thoughtfully designed and updated. It features two comfortable bedrooms, a full bathroom, and an expansive living area that flows seamlessly into a dining space. The well-appointed kitchen and convenient laundry area offer direct access to a private upper deck offering some downtown views, and the generous private backyard. An enclosed front porch adds extra charm to this special home. The main level has been operating as a successful airbnb. Downstairs, the legal 2-bedroom basement suite with separate entrance presents an excellent opportunity for additional income or multi-generational living. Featuring a separate walk up entrance, this suite has been completely renovated with newer kitchen, bathroom and 2 bedrooms. There is in floor heat and insuite laundry. The spacious east facing yard offers a single garage, generous greenspace plus options for additional parking, gardening or storage. Whether you're an savvy investor looking for a prime holding property with future potential or a professional couple seeking an inner-city lifestyle with



mortgage-offsetting potential, this Sunnyside gem offers the perfect blend of comfort, convenience, and opportunity. Basement Suite is Legal and Registered by the City of Calgary (Legal Suite Sticker Number #2556)

Built in 1920

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203875    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 952         |
| Acres          | 0.10        |
| Year Built     | 1920        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 734 5a Street Nw |
| Subdivision | Sunnyside        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N1R4           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Off Street, See Remarks, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Storage  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |

|              |                                       |
|--------------|---------------------------------------|
| Heating      | In Floor, Forced Air                  |
| Cooling      | None                                  |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Lighting   |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 24               |
| Zoning         | M-CG d72         |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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