

# \$3,000,000 - 4322 4a Street Sw, Calgary

MLS® #A2222099

**\$3,000,000**

6 Bedroom, 6.00 Bathroom, 3,874 sqft

Residential on 0.14 Acres

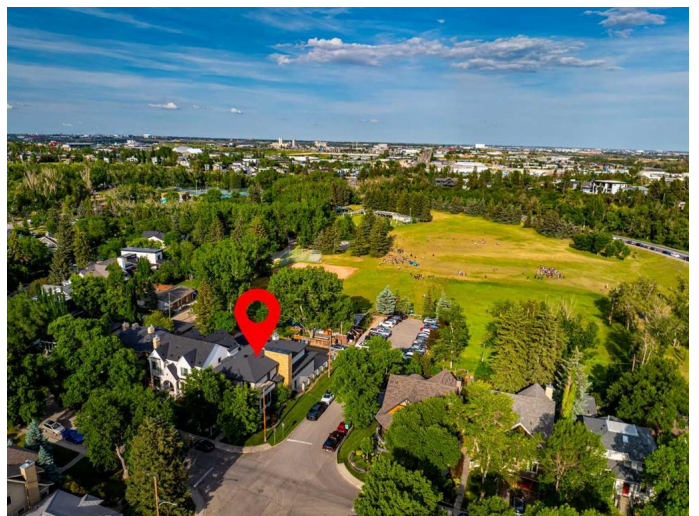
Elboya, Calgary, Alberta

4322 4A Street SW offers a rare opportunity to live in a home that truly connects with its surroundings. Nestled on a 50' x 120' corner lot in the heart of Elboya, this 6-bedroom custom-built home backs onto Stanley Park—steps from the Elbow River, tennis courts, pool, and pathway system. It's inner-city living with space, privacy, and nature at your back door.

With over 3,800 sq ft above grade and a fully developed basement, the home is designed with both everyday family life and entertaining in mind. A front office, formal dining room, and open-concept living space create a natural flow. The kitchen is equipped with granite countertops, a large island, high end appliances including Sub-Zero, Miele, and Wolf, a built-in espresso machine, custom cabinetry, and a walk-through butler's pantry connecting to the dining room.

Upstairs, you'll find four generous bedrooms, a central loft, and a laundry room. The primary suite is a private retreat with a walk-in closet, a double-sided fireplace, and a spacious 5-piece ensuite featuring heated floors, a towel warmer, and a steam shower.

The lower level offers more room to gather and unwind—with stained concrete floors, a rec room, wet bar, wine room, fitness area, two additional bedrooms, and two bathrooms.



Practical features include triple-pane windows, solid core doors, a 12-zone smart audio and lighting system, brand new carpet, and Hunter Douglas blinds. The oversized 4-car garage is finished with heated floors, offering ample space for vehicles and storage.

While the home is not in the floodway or fringe, it was designed with peace of mind in mind: three sump pumps and raised mechanical systems are in place.

A rare combination of location, space, and thoughtful construction—this home offers a long-term opportunity in one of Calgary’s most sought-after communities.

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222099    |
| Price          | \$3,000,000 |
| Bedrooms       | 6           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 3,874       |
| Acres          | 0.14        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4322 4a Street Sw |
| Subdivision | Elboya            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

Postal Code T2S1Z9

### **Amenities**

Parking Spaces 7

Parking Garage Faces Rear, Heated Garage, Insulated, Oversized, Quad or More Attached

# of Garages 4

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Chandelier, Recessed Lighting, Sump Pump(s), Wet Bar, Wired for Sound

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Wine Refrigerator, Garage Control(s)

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed June 20th, 2025

Days on Market 77

Zoning R-CG

### **Listing Details**

Listing Office Century 21 Masters

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