

2915 7 Avenue NW  
Calgary, Alberta

MLS # A2201670



**\$1,068,800**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Composite Siding, Stone, Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Wet Bar

**Inclusions:** 2 Doorbell Cameras

Stunning, one-owner home in the heart of sought-after Parkdale! This beautifully upgraded semi-detached infill offers approx. 2,700 sq. ft. of luxury living space. From the moment you step inside, you'll appreciate the open-concept design and meticulous attention to detail. A spacious den off the entry makes the perfect home office, while a stylish powder room adds convenience. The chef's kitchen is a dream—featuring sleek white lacquered cabinetry with soft-close doors and pull-out drawers, high-end stainless steel appliances (including a gas range), a four-stool breakfast bar, and a full-size dining area. The adjacent living room is designed for both relaxation and entertaining, boasting a striking feature wall with a floor-to-ceiling stacked limestone gas fireplace, built-in cabinetry, and shelving. Floor-to-ceiling picture windows flood the space with natural light and provide a seamless connection to the patio and private south-facing backyard. A separate mudroom at the rear entry adds extra functionality. Quality craftsmanship is evident throughout, with solid core wood doors, wire-brushed wide white oak hardwood, and matching flush vents. Upstairs, you'll find three generous bedrooms, a beautifully appointed four-piece bathroom, and a full-size laundry room. The retreat-style primary suite impresses with an oversized walk-in closet (custom built-ins and shelving) and a spa-inspired ensuite featuring heated floors, a double vanity, a soaker tub, and a separate shower. The professionally finished lower level offers in-slab radiant heated floors and heat sensors, a spacious family room with a dedicated wine closet and wet bar, a fourth bedroom with a walk-in closet, and a four-piece bathroom. Completing this exceptional home is a fully finished double detached garage, drywalled, insulated, and painted, with convenient back-lane access. Ideally located just

a short walk from the Foothills Hospital and Bow River pathways, and minutes to the Alberta Children's Hospital, the new Arthur J.E. Child Cancer Centre, and downtown. This meticulously maintained home has been occupied by a single professional—no pets, no smoking. Pick your possession date and move right in! Unbeatable value—this is an investment in both real estate and lifestyle!