



**GRASSROOTS**  
REALTY GROUP

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**2205 7 Street NE**  
**Calgary, Alberta**

**MLS # A2216053**



**\$899,999**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,979 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	3 TV wall mounts, Alarm System,		

From the moment you step inside, it's clear this home was built with a level of quality and attention to detail that sets it apart from other similar properties—solid construction, high-end materials, and thoughtful craftsmanship throughout. Nestled on a quiet, tree-lined street, this impeccably maintained home offers both luxury and livability. The durable Hardie board exterior hints at the care taken in its construction, while inside, wide-plank hardwood floors, custom millwork, and an abundance of natural light create an inviting, elevated atmosphere. The open-concept main floor is designed with both functionality and style in mind. A sleek, modern kitchen features premium appliances, smart storage solutions, and contemporary cabinetry. The spacious dining area flows into a cozy living room with a gas fireplace, built-in speakers, and large windows with tinted glass for added privacy and energy efficiency. A custom-designed mudroom provides practical day-to-day storage, and a gas line on the stamped concrete patio is ready for your summer BBQs. Upstairs, the serene primary suite offers a spa-like escape, complete with a custom walk-in closet and a beautifully appointed ensuite with in floor heat. Two additional bedrooms, a full bathroom, and a well-located laundry room round out the upper level. The fully developed basement adds valuable living space with a warm family room, fourth bedroom, full bathroom, and smart under-stair storage. This home also includes central A/C, an air purifier, and upgraded Roxul insulation between the common wall for sound proofing and peace of mind. Finished with a west-facing backyard, beautiful pergola, and double detached garage, this is more than just another inner-city infill—it's a rare opportunity to own a truly well-crafted home in a sought-after location. This property needs to be seen to be

appreciated, book your showing today before it&rsquo;s too late!