



**GRASSROOTS**  
REALTY GROUP

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**2908 7 Avenue NW**  
**Calgary, Alberta**

**MLS # A2225010**



**\$2,200,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,848 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	RV Access/Parking, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neigh		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV Mounts, , IT Security Rack in Office, Cameras, Alarm System, , Central A/C X 2

**\*\*OPEN HOUSE SAT JUNE 28 AND SUN JUNE 29 FROM 12-4PM\*\***Experience refined inner-city living in this exceptional custom-built estate, ideally situated in the sought-after community of Parkdale. Completed in 2014, this meticulously crafted home offers nearly 4,000 sq ft of luxurious living space, just steps from the scenic Bow River pathways. Blending timeless elegance with practical design, this four-bedroom, four-bathroom residence showcases quality craftsmanship and upscale comfort throughout. From the moment you step inside, the spacious foyer opens to a stunning living room, setting the stage for the home's sophisticated aesthetic. At the heart of the main floor is a gourmet kitchen designed for both everyday living and entertaining. It features a large island with an eating bar, premium stainless steel appliances, gas range, custom maple cabinetry, and abundant storage and counter space. The adjacent dining area includes additional built-in cabinetry, creating a seamless flow for hosting. A dedicated home office, mudroom, and a full four-piece bathroom round out the main level. Throughout the home, you'll find wide staircases, oversized hallways, and high-end finishes including solid wood doors, custom built-ins, triple-cased windows, and designer lighting. Integrated smart-home features include ceiling-mounted speakers and a full security system with cameras. All bathrooms are equipped with in-floor heating, and the open-concept living room is anchored by a striking waterfall gas fireplace. Convenience meets function with two laundry areas—one on the upper level and another in the basement—as well as a built-in dog wash and roughed-in electrical and plumbing for a future hot tub. Upstairs, natural light floods the vaulted-ceiling bonus room. The luxurious primary suite is a true sanctuary

with dual walk-in closets and a spa-like five-piece ensuite complete with deep soaker tub, dual vanities, and a walk-in shower. Two additional bedrooms—one with a walk-in closet—share a five-piece bathroom, while the upper-floor laundry room features a full sink and ample storage. The fully developed lower level includes a fourth bedroom, a three-piece bathroom, a spacious rec room perfect for movie nights or games, and a second laundry zone. Outdoors, enjoy low-maintenance living with a composite rear deck featuring glass railing, illuminated steps, and full irrigation. One of Parkdale's rare homes with a front driveway, it backs onto a peaceful, undevelopable off-leash hill, offering privacy and nature views. The oversized triple-car garage is fully finished with chip-seal floors, PVC wall panels, a half bath, full Wi-Fi coverage, and a secure, power-lockable loft for extra storage. It also has RV parking, all protected by a welded security gate. Designed for luxury, durability, and modern living, this one-of-a-kind home is perfect for families, professionals, and discerning buyers seeking an elevated lifestyle in one of Calgary's most desirable neighborhoods.