



GRASSROOTS
REALTY GROUP

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2207 7 Street NE
Calgary, Alberta

MLS # A2254893



\$899,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,006 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street View		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	TV arm mounts		

A beautiful, quiet, tree-lined location in Winston Heights. You'll enjoy the exceptional quality and attention to detail with over 2900sqft of living space. Total of 4 bedrooms, 3.5 bathrooms and fully finished. Solid construction, premium materials, and thoughtful craftsmanship set it apart from other inner-city properties. This impeccably maintained home offers both luxury and livability. The durable Hardie board exterior reflects the care taken in its construction, while inside, wide-plank hardwood floors, custom millwork, custom window blinds and abundant natural light create an elevated atmosphere. The open-concept main floor blends function and style. A sleek kitchen features upgraded black appliances, contemporary cabinetry with smart storage solutions and custom lighting. The spacious kitchen, dining areas flows seamlessly into a cozy great room with a gas fireplace. A custom-designed mudroom adds practical storage, while the large concrete patio and grassed back yard (with gas line for BBQs) is perfect for entertaining. Upstairs, the primary suite offers a spa-like escape with a custom walk-in closet and a beautifully appointed ensuite with heated floors. Two additional bedrooms with large closets, a full 4pce bathroom, and a large laundry room complete the upper level. The fully developed basement expands your living space with a warm family room with bar area, a fourth bedroom, full 4pce bathroom, and smart under-stair storage. Comfort is ensured year-round with central A/C, an air purifier, and upgraded insulation between the common wall for soundproofing. Outside, enjoy the fully fenced west-facing backyard, complete with a double detached garage. This is more than just another infill—it's a rare opportunity to own a truly well-crafted home in a sought-after location. Book your showing today before it's gone!

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