



**GRASSROOTS**  
REALTY GROUP

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4136 7 Avenue SW  
Calgary, Alberta

MLS # A2260086



**\$1,149,900**

|           |                                 |        |                  |
|-----------|---------------------------------|--------|------------------|
| Division: | Rosscarrock                     |        |                  |
| Type:     | Residential/Duplex              |        |                  |
| Style:    | 2 Storey, Attached-Side by Side |        |                  |
| Size:     | 2,033 sq.ft.                    | Age:   | 2025 (0 yrs old) |
| Beds:     | 6                               | Baths: | 4 full / 1 half  |
| Garage:   | Double Garage Detached          |        |                  |
| Lot Size: | 0.07 Acre                       |        |                  |
| Lot Feat: | Back Lane, Landscaped           |        |                  |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Forced Air   | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Vinyl Plank  | Sewer:     | -    |
| Roof:       | Asphalt  | Condo Fee: | -    |
| Basement:   | None, Suite  | LLD:       | -    |
| Exterior:   | Concrete, Metal Siding , Stucco  | Zoning:    | R-CG |
| Foundation: | Poured Concrete  | Utilities: | -    |
| Features:   | Closet Organizers, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |            |      |

**Inclusions:** Garage Door Remotes (2)

Don't miss this stunning modern infill in the heart of ROSSCARROCK, designed with HIGH-END FINISHES, a WALKTHROUGH BUTLER'S PANTRY, and a RARE 3-BED, 2-BATH LEGAL LOWER SUITE (approved by the city). With a functional open-concept layout, upscale details, and a prime inner-city location, this home delivers a perfect blend of style and practicality. The spacious foyer welcomes you inside with direct access to the formal dining area, bathed in natural light from oversized windows, making it an ideal space for hosting gatherings or enjoying everyday meals. A walkthrough butler's pantry seamlessly connects the dining room to the chef's kitchen, offering custom cabinetry, a beverage fridge, a sink, and additional storage—perfect for entertaining and meal prep. The kitchen itself is a showstopper, featuring ceiling-height cabinetry, quartz counters, a full-height backsplash, and a large central island with bar seating. A stainless-steel appliance package includes a French door fridge, gas cooktop, wall oven, microwave, and dishwasher, ensuring both function and style. More storage is offered by the eye-catching coffee station or wine area, enhanced with LED lighting and glass displays. A main floor home office off the kitchen adds even more convenience for a work-from-home set up. The bright and open living room is designed for comfort and elegance, featuring an inset gas fireplace with a full-height tile surround with built-in cabinetry, and sliding patio doors taking you out to the rear deck. The rear mudroom helps keep daily essentials organized, and an upscale powder room completes the main level. Upstairs, the primary suite is a true retreat with vaulted ceilings, expansive windows, and a spacious walk-in closet. The spa-like 5-pc ensuite is designed for relaxation, featuring heated tile floors, dual sinks, a freestanding

soaker tub, and a walk-in shower with full-height tile surround. Two additional secondary bedrooms share a well-appointed 4-pc bath, while a nook on the landing provides the perfect study space and a full laundry room with extra storage ensures everyday convenience. The legal lower suite (approved by the city) is a standout feature, offering a private side entrance and modern finishes as the rest of the home. With 9-ft ceilings, engineered hardwood floors, 2 FULL BATHS AND 3 FULL BEDS, this suite is ideal for tenants, extended family, or additional living space! The 4-pc baths feature tub/shower combos with full-height tile surrounds. The open-concept kitchen and living area include quartz counters, custom cabinetry, a full-size fridge, electric range, and separate laundry. Rosscarrock is a vibrant inner-city neighborhood, offering quick access to downtown via Bow Trail, transit options like Westbrook C-Train Station, and fantastic shopping and dining at Westbrook Mall, 17th Ave, and Killarney. Outdoor lovers will appreciate Edworthy Park, Douglas Fir Trail, and Shaganappi Point Golf Course, plus top-rated schools just minutes away!