



2105 7 Street NE
Calgary, Alberta

MLS # A2286239



\$1,149,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,026 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement Suite: Refrigerator, Dishwasher, Electric Stove, OTR, washer, Dryer

Discover this stunning, highly **UPGRADED DESIGNER SEMI-DETACHED** infill offering over 2,900 sq ft of meticulously designed living space, including 5 **BEDROOMS** and a fully developed **LEGAL 2-BEDROOM BASEMENT SUITE** with private entrance and separate laundry perfect for extended family, a live-in nanny, or generating rental income. Ideally located within walking distance to the **WINSTON GOLF CLUB**, this home seamlessly blends upscale finishes, thoughtful functionality, and an unbeatable inner-city lifestyle. Step inside to an open, airy main floor featuring soaring 10' **CEILING**, 8' **DOORS**, and rich **HARDWOOD FLOORING** throughout the main and upper levels. The spacious dining area, framed by large windows, creates the perfect setting for both elegant entertaining and everyday family meals. The **DESIGNER KITCHEN** is a true showpiece complete with a **HIGH-END APPLIANCE PACKAGE**, **POT FILLER**, gas cooktop, built-in oven/microwave, massive quartz island with breakfast bar seating, and sleek full-height custom cabinetry. A walk-through **PANTRY** with built-in shelving connects directly to the rear mudroom, adding everyday convenience and smart storage. At the rear of the home, the inviting living room is anchored by a cozy fireplace and oversized 10-foot sliding door that open to the **WEST-facing backyard**, flooding the space with natural light. A stylish designer powder room completes the main level. Upstairs, you'll find three generously sized bedrooms designed with comfort in mind. The primary retreat offers a spa-inspired ensuite featuring **HEATED FLOOR**, a deep soaker tub, glass-enclosed shower, dual vanities, and a spacious walk-in closet. Two additional bedrooms, a modern 4-piece bathroom, a tiled laundry room with sink, and a versatile **BONUS AREA** ideal as a home office, reading

nook, or kids play space complete the upper level. The fully developed LEGAL 2-BEDROOM LOWER SUITE (subject to city approval) offers exceptional flexibility and income potential. With its own private side entrance, this bright suite includes a contemporary KITCHEN with quartz countertops and full-height cabinetry, stainless steel appliances, a spacious living area, modern 4-piece bath, separate laundry, and two generous bedrooms. Outside, enjoy your private west-facing backyard oasis featuring a WOODEN DECK and full fencing perfect for relaxing evenings or entertaining guests. A double DETACHED GARAGE provides ample space for vehicles, storage, and tools. Situated in the vibrant community of WINSTON HEIGHTS, residents enjoy access to top-rated schools, grocery stores, recreation and aquatic centre, golf, soccer fields, tennis courts, and off-leash parks. Scenic walking and cycling pathways are just steps away, while shopping, dining, and downtown Calgary are only minutes away with convenient access to 16 Ave and Deerfoot Trail.