



GRASSROOTS
REALTY GROUP

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4128 7 Avenue SW
Calgary, Alberta

MLS # A2295498



\$889,900

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,007 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

Heating:	Electric, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

** For more info, please click the "More Information" button ** Discover modern inner-city living in this beautifully maintained 2015 semi-detached half-duplex in the heart of Rosscarrock. Just a 10-minute walk to Westbrook LRT Station and a 10-minute drive to downtown, this home is perfect for professionals or young families who work downtown, hybrid, or remotely. With 2,910 sq ft of total finished living space (2,007 sq ft above grade + fully developed basement), this 4-bedroom, 4-bathroom home stands out from typical infills thanks to thoughtful design and recent upgrades. Main floor highlights include soaring 10-foot flat ceilings, abundant natural light from skylights, and a striking 12mm glass railing that allows light to flow beautifully down the center of the home. A dedicated wall separates the formal dining area for privacy and elegance. The chef-inspired kitchen features an oversized 11-foot island, thick 6cm quartz countertops, and custom pull-out cabinetry for exceptional organization and storage. Upstairs, vaulted ceilings create an airy feel in the primary suite, complete with a spa-like ensuite boasting electric in-floor heated tile floors. All bedrooms offer built-in painted MDF shelving in the closets, plus a convenient walk-in laundry with sink and a built-in reading nook with desk. The fully finished basement adds a generous fourth bedroom with walk-in closet, a full bathroom, and a large media/flex room with wet bar — ideal for a home office, guest room, or family entertaining. Premium 2025 upgrades ensure year-round comfort and significantly lower utility costs: 7.5 kW solar panel system (installed March 2025) Brand-new variable-speed S9V2 Trane furnace Full central air conditioning Rough-in for hydronic basement slab heating Outside, the deep lot offers a private backyard oasis with a 10' x 11' pergola perfect for outdoor dining and

entertaining, plus a double detached garage (20' x 20') for secure parking and storage. This turn-key home combines timeless design with forward-thinking energy efficiency in one of Calgary's most convenient and underrated southwest neighbourhoods. Enjoy easy access to shops, daycares, schools, green spaces, public transit, and quick connections via Bow Trail. Perfect for Vancouver or Toronto buyers seeking more space, a real yard, lower ongoing costs, and a relaxed lifestyle upgrade — all without provincial land transfer tax in Alberta. Don't miss this opportunity for modern inner-city living in Rosscarrock. Come see it.