



**2105 7 Street NE**  
**Calgary, Alberta**

**MLS # A2296372**



**\$1,099,900**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,058 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Countertops, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Basement Suite: fridge, dishwasher, electric stove, microwave hoodfan, washer, dryer.

OPEN HOUSE SATURDAY, MARCH 28TH FROM 1-4 PM & SUNDAY, MARCH 29TH FROM 11 AM - 1 PM. Located in the established community of Winston Heights, this gorgeous new home offers exceptional versatility with 3 bedrooms and 2.5 baths on the upper levels, plus a beautifully finished 2 bedroom legal basement suite with its own private entrance. The main level showcases wide plank hardwood floors and soaring 10' ceilings, creating an impressive sense of space. At the front of the home, a stylish dining area with a feature wall and designer lighting provides an inviting setting for hosting family and friends. The kitchen serves as the heart of the home, thoughtfully appointed with quartz countertops, a striking waterfall island with eating bar, abundant cabinetry—including a built in hutch—stainless steel appliances, and a convenient pot filler. The living room is anchored by a sleek feature fireplace framed by custom built ins. Just off the kitchen, a wall of additional cabinetry offers excellent storage and connects seamlessly to the mudroom. A 2 piece powder room completes the main level. Upstairs, a central bonus room makes an ideal home office or lounge space. Three bedrooms, a 4 piece bath, and dedicated laundry facilities complete this floor. The primary suite features a tray ceiling and elegant feature wall, along with a beautifully designed walk in closet. The luxurious 5 piece ensuite includes in floor heat, dual sinks, a relaxing freestanding soaker tub, and a separate shower. The legal 2 bedroom basement suite is equally impressive, offering a spacious living/dining area and a well equipped kitchen with quartz countertops, ceiling height cabinetry, and stainless steel appliances. Private laundry and a separate entrance make this suite ideal for extended family or rental income. Outside, enjoy the sunny west facing

backyard with a deck and BBQ gas line, along with direct access to the double detached garage for effortless parking. This prime location places you steps from the Winston Golf Club and close to Renfrew Athletic Park, schools, shopping, public transit, and major routes including 16th Avenue and Deerfoot Trail—offering outstanding convenience in a highly desirable inner city community.