



**511 7 Street NE
Calgary, Alberta**

MLS # A2297083



\$1,800,000

Division:	Bridgeland/Riverside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,667 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air, Radiant	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Beverage Fridges - Kitchen & Basement Wet Bar, Freezer - Basement, TV Mounts, Garden Boxes - Backyard

Modern Sophistication Meets Urban Living. Situated on a quiet, premier street, this custom home perfectly blends luxury with an unbeatable location. The centerpiece is a thoughtfully designed chef’s kitchen, featuring Jenn-Air appliances, a spacious entertaining island, and a butler’s pantry. Natural light floods the open-concept main level through a west-facing wall of windows, seamlessly connecting the living and dining areas. The office/flex room, with floor-to-ceiling windows, offers an inspiring space to work or unwind. On the second floor, the king-sized primary bedroom offers a stunning view of the downtown skyline. The 6-piece ensuite is a true retreat, including a freestanding slipper tub, steam shower, dual vanities, a water closet, and a walk-in closet. Two additional bedrooms with walk-in closets, a 4-piece bathroom, and a laundry room complete this level. The basement includes a family room, a rec room with a wet bar, a fourth bedroom, a 3-piece bathroom, and radiant floor heating throughout this level for maximum comfort. Step outside to a private west-facing backyard with an outdoor gas fireplace, BBQ, custom masonry, and an exposed aggregate patio, creating a seamless extension of the living space. A heated triple-car detached garage with epoxy flooring adds the finishing touch. Features include an east-facing front and a west-facing backyard for all-day sunlight, a mudroom with cabinets and storage, custom window coverings, central air conditioning, home automation system, an irrigation system, central vacuum/attachments, and more. Located on a quiet street in Bridgeland, you’ll be walkable to all the local amenities and downtown, plus easy access to main roads for convenient city-wide access.