

# \$2,399,000 - 1332 7 Street Nw, Calgary

MLS® #A2226128

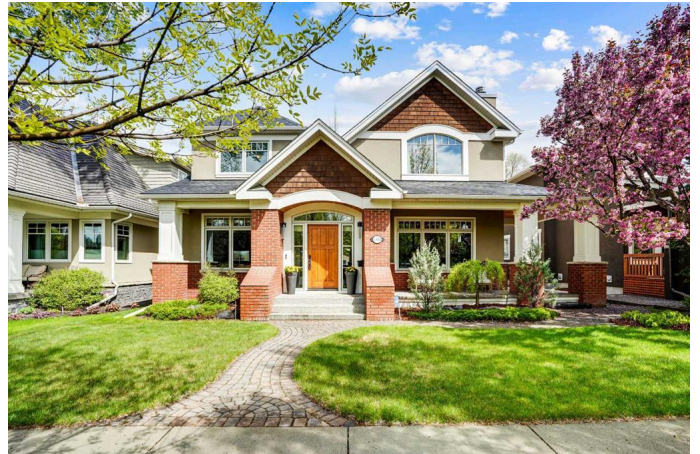
**\$2,399,000**

4 Bedroom, 5.00 Bathroom, 2,829 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Situated on a quiet street with a picturesque Elm-lined boulevard. Discover the essence of luxury living; featuring an array of attractive upgrades designed to enhance your lifestyle. Extensive Millwork - experience the elegance of custom millwork throughout the home, including intricate casings, mouldings, a stunning coffered ceiling, wainscoting, and beautifully crafted archways that add character and sophistication to every room. On site finished 3/4 inch hardwood floors on two levels add a timeless warmth. Spa-like Amenities - indulge and relax with a steam shower located on the lower level, providing a tranquil escape after a long day. Premium Plumbing Fixtures - the home is equipped with top-of-the-line plumbing fixtures from renowned brands like Kohler and Grohe, ensuring both style and functionality in every bathroom and kitchen. Integrated Sound System - elevate your entertainment experience with built-in speakers wired to a central location, High-Efficiency Mechanical Systems - this property boasts upgraded mechanical equipment, including a high-efficiency boiler, fan coil furnaces with a hot water heat exchanger, and a heat recovery ventilation unit (HRV) for optimal comfort and energy savings. An 80-gallon indirect domestic water heater and a water softener further enhance your daily living. In-Floor Heating - stay warm and cozy with in-floor heating throughout the entire basement and all three bathrooms on the upper floor, providing a luxurious touch during



colder months. Dual Air Conditioning Units - two air conditioning units efficiently serve the main and upper floors, ensuring a comfortable climate throughout the home. Outdoor Living - enjoy the outdoors year-round with front and rear covered decks, perfect for entertaining guests or relaxing with family in a serene setting. Irrigation System - maintain your lush landscaping effortlessly with an underground irrigation system, allowing you to enjoy a beautiful yard without the hassle of manual watering. This property is not just a home; itâ€™s a lifestyle upgrade. Experience the perfect blend of luxury, comfort, and convenience today!

Built in 2003

### **Essential Information**

MLS® #	A2226128
Price	\$2,399,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,829
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1332 7 Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3H2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, Steam Room, Wired for Sound
Appliances	Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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