

# \$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	19
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.