

1328 7A Street NW  
Calgary, Alberta

MLS # A2311018



## \$3,099,000

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,653 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Alley Access, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Lawn, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	n/a		

Located in one of Calgary's most coveted inner-city neighbourhoods, this residence combines refined architectural & interior design with elevated construction standards across more than 5,400 SF of living space. Situated on a 50'x120' lot, the property offers 5 beds/6.5 baths with a level of craftsmanship & material selection more commonly associated with custom-built homes. Designed around scale & natural light, the interior features wide plank engineered oak flooring, solid white oak doors, extensive custom cabinetry, architectural feature walls, and detailed millwork throughout. Ceiling heights of 12' on the main level, while upper & lower floors both feature 10' ceilings. An open-riser staircase framed in oak and metal serves as a defining architectural element, while triple-pane windows bring substantial natural light into every level. The kitchen balances clean architectural lines with day-to-day functionality, featuring JennAir appliances, Tenzo fixtures, built-in espresso maker, quartz surfaces, and extensive custom cabinetry. The butler's pantry provides additional prep & storage space while at the centre of the kitchen, a substantial quartz island with waterfall edges provides a natural gathering space and seating for six. Adjacent living and dining areas are centered around a 60" linear gas fireplace with custom white oak detailing and integrated architectural partitions. A full bathroom and flexible main floor office or guest room add versatility to the layout. Large sliding patio doors extend directly to the rear aggregate concrete patio, complete with a natural gas outdoor fireplace and a private outdoor setting designed for extended seasonal use. Connecting the kitchen and attached heated triple garage, the breezeway mudroom incorporates custom cabinetry for storage, quartz bench seating. All 4 upper-level bedrooms

include ensuites and custom closet organizers. The primary suite features a concealed walk-in closet with extensive built-in cabinetry. The ensuite is finished with dramatic large-format tilework, steam shower, freestanding soaker tub, expansive double vanity, and dedicated makeup station. A full laundry room and coffee/beverage station complete the upper level. The lower-level features hydronic in-floor heating, full wet bar with dishwasher and microwave, large entertainment area, powder room, full-height wine chiller, dedicated gym with mirrored wall and rubber flooring, and an additional bedroom with private ensuite. Oversized lower-level windows maximize natural light throughout the space. Additional features include extensive spray foam insulation, 200-amp elec. service, central A/C, epoxy-coated flooring in garage, bidet toilets, smart thermostats, integrated central vac, KEF ceiling speakers, home automation rough-ins, and irrigation. Minutes from DT, Kensington, parks, schools, hospitals, SAIT/U of C, this property combines contemporary architecture and custom-level construction in one of Calgary's most desirable established communities.