

3515 7 Avenue SW  
Calgary, Alberta

MLS # A2340622



**\$1,299,900**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Spruce Cliff                                                  |               |                  |
| <b>Type:</b>     | Residential/House                                             |               |                  |
| <b>Style:</b>    | 2 Storey                                                      |               |                  |
| <b>Size:</b>     | 2,314 sq.ft.                                                  | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached, On Street                             |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                                                                                                                                                                                      |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                               | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                                                                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                  |                   |      |

Forget everything you think you know about inner-city infills. BUILT IN 2023 on a FULL 30-FOOT WIDE LOT, the second you walk in, you feel it. There's room to breathe. It reads like a CUSTOM BUILT HOME, not a skinny build squeezed onto a narrow lot, and the extra depth gives you something almost nobody in the core has anymore: a MASSIVE BACKYARD. HIGH END FINISHINGS throughout with HARDWOOD FLOORS running the main level. When you first step into the home, you're met with a WELCOMING FOYER with a built-in CLOSET and a convenient 2-piece bath right off the entry. Toward the back, you've got a PRIVATE MAIN FLOOR OFFICE for working from home, and a HUGE REAR MUDROOM with its own closet that swallows up all the coats, shoes and gear. The CHEF'S KITCHEN is the heart of it all, anchored by a MASSIVE ISLAND WITH ROOM FOR 5 STOOLS, DOUBLE WALL OVENS, a gas cooktop, and a walk-in CHEF'S PANTRY with its own sink and wine fridge. Flanking the kitchen is a GRAND DINING ROOM that soaks up natural light and a BRIGHT LIVING ROOM centred on a sleek GAS FIREPLACE. There's even a dedicated BAR area built into the flow, so drinks are never far from the action. On the second floor, the PRIMARY RETREAT runs over 180 square feet and is paired with a SPA-LIKE 5-PIECE ENSUITE featuring a DOUBLE VANITY, FREESTANDING SOAKER TUB, walk-in shower and a generous WALK-IN CLOSET. Two more BEDROOMS sit on this level, EACH WITH THEIR OWN WALK-IN CLOSET, served by a full 5-PIECE BATH. Smart touch: the LAUNDRY ROOM is right up here, where the bedrooms are, no hauling baskets up and down stairs. The basement is built to host or for a growing family who are always having kids for sleepovers! A big REC ROOM for movie nights opens to a BASEMENT DINING AREA and

a WET BAR complete with bar fridge and sink. There's a DEDICATED HOME GYM so you never have to leave to train, a FOURTH BEDROOM with its OWN WALK-IN CLOSET, a 4-PIECE BATH, plus plenty of STORAGE and UTILITY space. The SOUTH-FACING BACKYARD gets sun all day. Big, private, and ready for summer BBQs, with enough room to flip it into a cocktail night under the lights whenever you want. WALKABLE TO almost EVERYTHING, close to the river, pathways and SUPER EASY access to downtown. Get your golf swing ready, as Shaganappi Golf Course is just around the corner. Homes like this don't come up often.