



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

914 7A Street NW
Calgary, Alberta

MLS # A2279552



\$2,100,000

Division:	Rosedale		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,520 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage P		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Interior Lot, L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

****RARE ESCARPMENT LOT WITH CITY AND RIVERVALLEY VIEWS **** A unique opportunity to own an award-winning architectural residence in prestigious Rosedale. Designed in 1984 by internationally recognized architect Bill Chomik, this remarkable AWARD WINNING home was featured in the Calgary Herald & Western Living Magazine, and received an honorable mention for a Governor General's Medal in Architecture--a testament to its visionary design & enduring significance. Exclusively positioned on the Promontory Point of Rosedale, your home captures beautiful CITY, and RIVER VALLEY VIEWS through expansive picture windows and from multiple outdoor terraces. Its ultra-spacious, open design is centered around a dramatic ARCHITECTURAL STAIRCASE, creating exceptional flow for both sophisticated entertaining and comfortable family living. Connecting four vertically arranged levels, open sightlines through the staircase create an exceptional sense of space and visual connection throughout. Clean modern lines, minimalist finishes, bright and airy spaces, and quality are present throughout. The impressive main level entertainment area features a family room with a wood-burning fireplace complete with a catalytic unit, a thoughtfully designed kitchen with European-style cabinetry, functional center island, and solar windows, plus a sun-drenched solarium breakfast nook. The large dining room opens onto a generous west-facing terrace, creating the perfect indoor-outdoor lifestyle. The second level offers an open loft ideal for a home office, den, or library, along with two spacious bedrooms, a full 4-piece bathroom, and convenient laundry. Occupying the entire third level, your primary retreat features a lounge/reading area, walk-in closet, 4-piece ensuite, BREATHTAKING city and river valley views, and access to a large,

SECLUDED west-facing terrace—an exceptional place to unwind while taking in more of Calgary's spectacular skyline. The developed lower level features a fourth bedroom with a 3-piece ensuite, making it ideal for guests, extended family, or a nanny. This level also includes a generous workshop, hobby or fitness space with the flexibility to create a recreation room, along with direct access to the attached garage. Every window has been intentionally sized and positioned to frame specific views, reinforcing the home's remarkable connection to the rugged natural beauty. Mature spruce trees and beautifully landscaped gardens provide exceptional privacy and a tranquil setting. A true architectural landmark, this one-of-a-kind residence seamlessly blends innovative design, functionality & breathtaking surroundings. Located within the sought-after Rosedale School (K–9) and Crescent Heights High School catchment areas. SAIT is located along the neighborhood's western edge, while the U of C and major hospitals are approx. 10 mins away. Downtown is just a 5-min drive/25-minute walk, and vibrant Kensington Village—with its boutiques, restaurants and cafés—is mins away!