



3016 7 Street SW
Calgary, Alberta

MLS # A2289369



\$2,100,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,574 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Secluded		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bidet, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Microwave /Air fryer, bar fridge and dishwasher in the laundry room, fridge (Garage), central vacuum, custom shelving and bin storage in the garage, tire storage in the garage, TV wall mounts (2), alarm system.

Perfectly positioned in the heart of Elbow Park, just moments from the Glencoe Club and the picturesque pathways along the Elbow River, this impressive residence offers 3,574 sq ft of above-grade living space with an oversized attached garage in one of Calgary's most prestigious neighborhoods. A rare feature of this home is the expansive west-facing front yard framed by mature trees and natural privacy. A covered front deck, accessed directly from the dining room, overlooks a welcoming fire pit area and creates seamless indoor-outdoor living for both summer evenings and cozy winter gatherings. The rear deck has also been redesigned and covered, offering year-round functionality and easy access from the kitchen. Inside, newly refinished hardwood floors lead into a elegant living room anchored by a striking stone fireplace and detailed ceiling design. The formal dining area connects effortlessly, making the space ideal for elegant entertaining. The thoughtfully positioned and refinished kitchen features granite countertops, a generous island, stainless steel appliances, abundant storage, and a breakfast nook with built-in seating and wet bar. The second level includes a versatile and cozy second living room with a massive 12 ft window overlooking the yard, a dedicated office that can be enclosed to create an additional bedroom if desired, two very spacious bedrooms including one with its own ensuite, a full bath, and a large laundry room with extensive built-in cabinetry and linen storage. The entire top floor is dedicated to a private primary retreat with vaulted ceilings, a sitting area with double-sided fireplace, a spa-inspired ensuite, dual walk-in closets, additional linen cabinetry, and a separate office space ideal for working from home in complete privacy. The developed basement offers a generous theatre, gym and games area, adding further

flexibility for family living. Extensive recent upgrades include triple-pane windows in most areas, refinished hardwood floors, new upper-level carpet, refinished kitchen cabinetry, upgraded millwork, a renovated secondary bedroom, updated roofing including a new flat roof, new covered decks, new metal gates and an EV charger for added convenience. Walk to top-rated schools, 4th Street shops and restaurants, transit, and enjoy a quick commute to downtown. A rare offering in one of Calgary's most established inner-city communities, this beautifully maintained residence provides the space, privacy, and thoughtful design many buyers seek, without the need for renovation or compromise.