



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4307 30 Avenue SW
Calgary, Alberta

MLS # A2293044



\$799,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,492 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Wet Bar		
Inclusions:	N.A		

Welcome to THE SEVEN, an exclusive collection of seven luxury residences in the heart of Glenbrook, one of Calgary's most sought-after inner-city communities. The opposite side of this semi-detached residence is also available, offering an alternate lighter designer finish palette. This particular home is a three-storey semi-detached residence (half duplex) offering 4 bedrooms and 4.5 bathrooms, including 3 private ensuites, thoughtfully designed for elevated urban living just minutes from downtown. Step inside to a spacious main floor where a generous living room welcomes you with striking dark flooring flowing throughout and a beautifully tiled fireplace that creates a warm, inviting focal point. The designer kitchen is built for both everyday living and entertaining, featuring a large statement island, built-in oven and microwave, gas cooktop, and a pantry for seamless storage. The dining area provides the perfect setting for hosting dinner parties or relaxed family meals, while the stylish powder room delivers a boutique-hotel inspired feel for guests. A functional mudroom is tucked away at the rear, offering a separate entrance to the backyard and detached garage. The second level features two spacious bedrooms, each complete with its own private ensuites providing comfort and privacy for family or guests. A dedicated laundry room with additional cabinetry adds everyday convenience. Occupying the entire third floor, the grand primary retreat is a true sanctuary. Enjoy vaulted ceilings, elegant wall sconces, and a statement chandelier above the bed, along with direct access to a private balcony—perfect for morning coffee or evening relaxation. The spa-inspired ensuite features a dual vanity, stunning tile work, and a glass-enclosed shower, while the walk-in closet is finished with custom shelving and built-in cabinetry. The fully developed

basement expands the living space with a large recreation room, a stylish wet bar with under-cabinet lighting, an additional bedroom, and a full bathroom—ideal for guests, entertaining, or movie nights. Outside, the home’s exterior showcases a modern stucco facade accented with warm Hardie board details, creating striking curb appeal. Residents also enjoy a shared landscaped green space and access to the detached garage. Located in the vibrant community of Glenbrook, you’re just minutes from downtown Calgary while enjoying the charm of established inner-city living, with nearby parks, schools, restaurants, and everyday amenities all within easy reach. Experience sophisticated design, modern comfort, and urban convenience at THE SEVEN. Power lines digitally removed from exterior images for presentation purposes.