



GRASSROOTS

REALTY GROUP

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**3103 42 Street SW
Calgary, Alberta**

MLS # A2315392



\$799,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,700 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 4 | Baths: | 4 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Street Lighting | | |

| | | | |
|--------------------|-------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 150 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | RC-6 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: n/a

Positioned in the heart of the vibrant inner-city community of Glenbrook, THE SEVEN is an exclusive collection of just seven luxury residences crafted with exceptional attention to detail, timeless design, and modern family living in mind. This beautifully appointed three storey semi-detached home offers over four levels of refined living space with 4 bedrooms and 4.5 bathrooms, including 3 private ensuites, creating the perfect balance of comfort, privacy, and functionality for families, professionals, and entertainers alike. As you step inside, the superior craftsmanship and elevated finishings are immediately apparent, from the vinyl plank flooring and designer lighting to the custom millwork and thoughtfully curated materials throughout. The spacious main floor is designed for connection and everyday living, anchored by a stunning fireplace that creates a warm and inviting atmosphere. At the heart of the home, the chef inspired kitchen combines beauty and practicality with top-tier appliances, a gas cooktop, built-in oven and microwave, statement island, pantry storage, and luxurious contrasting cabinetry ideal for hosting family gatherings or casual evenings with friends. An adjacent dining area seamlessly extends the entertaining space, while a functional rear mudroom with separate backyard access adds convenience for busy everyday life. Upstairs, the second level features two generous bedrooms, each complete with private ensuites, offering ideal accommodations for children, guests, or a home office setup, along with a dedicated laundry room with added storage. Occupying the entire third floor, the primary retreat is a private sanctuary featuring vaulted ceilings, elegant sconces, a statement chandelier, walk-in closet with built-ins, and direct access to a private balcony sheltered by a mature tree making it perfect for morning coffees. The spa ensuite showcases dual

vanities, designer tile work, glass enclosed shower, and custom walk-in closet for a truly elevated daily experience. The finished lower level presents a spacious rec room with wet bar, 4th bedroom, and full bathroom. With the potential for a built-in washer/dryer setup and rough-in for a kitchen cooktop, the lower level offers flexibility for multi generational living or future income potential. Built with comfort and quality at the forefront, all common walls and floor systems meet or exceed Alberta Building Code sound attenuation requirements, while energy-efficient technologies and sustainable materials contribute to a quieter, eco-conscious lifestyle. Outside creates unforgettable curb appeal, complemented by professionally maintained landscaping, shared green space, private balcony with durable vinyl decking and aluminum railings, and a detached single garage. Located just minutes to downtown, parks, playgrounds, schools, restaurants, and everyday amenities, this is a rare opportunity to experience sophisticated inner-city living with a true sense of community at THE SEVEN.