



GRASSROOTS
REALTY GROUP

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2927 7 Avenue NW
Calgary, Alberta

MLS # A2324665



\$1,295,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Parkdale | | |
| Type: | Residential/Duplex | | |
| Style: | 3 (or more) Storey, Attached-Side by Side | | |
| Size: | 2,978 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 2 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Level, Treed | | |

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

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerato X2, Wine/Beverage Fridge X2

Welcome to this exceptional Baywest built executive attached home, perfectly positioned on a rare 30'x120' corner lot in Parkdale. Offering over 4,300 sq. ft. of meticulously developed living space across four levels, this grand residence seamlessly melds timeless craftsmanship, sophisticated design, and an unbeatable location just steps to Westmount Charter School, Foothills Medical Centre, Helicopter Park, and the endless pathways connecting to the Bow River. Designed to impress from the moment you arrive, the home is framed by beautifully landscaped grounds with mature trees, lush perennials, underground irrigation, a private rear patio, double detached garage, and an oversized concrete driveway. Inside, a spectacular 17' vaulted foyer with dramatic two-storey windows, stunning hardwood flooring, and a striking open riser staircase sets the tone for the luxurious interiors. The thoughtfully designed main offers an expansive open concept layout ideal for both everyday living and grand entertaining. A sophisticated front office with custom built-ins provides the perfect work-from-home space, while the sun filled living room is surrounded by oversized windows and anchored by a beautiful gas fireplace. The designer kitchen showcases granite countertops, warm cream full-height cabinetry, a contrasting espresso island, and a premium Jenn-Air appliance package including a gas cooktop, built-in wall oven, and microwave. A beautifully appointed butler's pantry extends the kitchen with a beverage fridge, wine storage, and exceptional pantry space before leading into the generous dining area designed to accommodate large family gatherings with ease. Upstairs continues the home's impressive scale with three spacious bedrooms, plush carpeting, and an abundance of natural light. The luxurious primary retreat offers an expansive layout, custom

walk-in closet with extensive built-ins, and a serene 5pc ensuite featuring dual vanities, a deep soaker tub, oversized glass shower, and large picture window. Two additional bedrooms are connected by a convenient Jack-and-Jill 5pc bathroom, while the skylit laundry room is complete with a sink and linen storage. Occupying the third floor is a spectacular loft providing incredible flexibility as a media room, lounge or private retreat. Complete with a wet bar, wine fridge, 2pc bathroom, and a sunny south-facing balcony, this level is the perfect place to unwind or entertain. The finished lower is highlighted by impressive 9' ceilings, an expansive recreation room with a second wet bar and full sized refrigerator, a spacious 4th bedroom, full bathroom, and exceptional storage. Located in the heart of Parkdale, this home offers an unmatched lifestyle. Enjoy walking distance to Foothills & Alberta Children's Hospital, the UofC, along with quick access to downtown, Kensington, Market Mall, and major roadways, this prestigious location perfectly balances urban convenience with the charm of an established family-friendly neighbourhood.