



GRASSROOTS
REALTY GROUP

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2354 7 Street NW
Calgary, Alberta

MLS # A2335474



\$720,000

Division:	Mount Pleasant		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

~WATCH THE FULL YOUTUBE VIDEO~ Welcome to this BRAND NEW 4-bedroom, 3.5-bathroom townhome offering approximately 1,438 sq. ft. of thoughtfully designed living space in the desirable inner-city community of Mount Pleasant. Designed with both style and functionality in mind, this home offers a versatile layout ideal for a variety of lifestyles. The bright and open main floor features 9-foot ceilings, large windows, and a seamless flow between the living, dining, and kitchen areas. The modern kitchen is equipped with quartz countertops, stainless steel appliances, custom soft-close cabinetry, ample storage, and a generous centre island providing additional workspace and seating. The well-planned layout includes FOUR BEDROOMS, offering flexibility for families, guests, a home office, or additional living space. The primary bedroom features a walk-in closet and private ensuite with contemporary finishes. A total of 3.5 bathrooms provides added convenience throughout the home, while upper-level laundry helps simplify everyday living. Enjoy your own PRIVATE PATIO, providing valuable outdoor space for relaxing, entertaining, or enjoying the warmer months. An ATTACHED GARAGE along with additional driveway parking adds further convenience, particularly during Calgary winters. Built to modern construction standards with energy-efficient systems and the added peace of mind of a new-home warranty, this property offers the benefits of new construction with low-maintenance living. Located in sought-after Mount Pleasant, you are close to parks, schools, local shops, cafés, transit, major roadways, and have convenient access to downtown Calgary. An excellent opportunity for buyers seeking a BRAND-NEW FOUR-BEDROOM inner-city home with PRIVATE OUTDOOR SPACE, an ATTACHED GARAGE, and a highly functional

floor plan. Book your private showing today.