



GRASSROOTS
REALTY GROUP

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2003 7 Avenue SE
Calgary, Alberta

MLS # A2341105



\$1,799,000

Division:	Inglewood		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,782 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Basement TV

A SHOWSTOPPING 3-STOREY LUXURY INFILL IN INGLEWOOD offering over 3,650 SQ. FT. OF DEVELOPED LIVING SPACE, stunning Bow River views, exceptional custom finishes, and smart-home technology throughout. Perfectly positioned directly across from the Bow River pathway system, this architecturally striking residence blends timeless full-brick construction with bold contemporary design. From automated blinds and integrated lighting to a heated outdoor pergola with motorized shades, every detail has been designed for effortless luxury, comfort, and entertaining. Tucked away on a quiet street yet within walking distance to Inglewood's acclaimed restaurants, breweries, boutiques, live music venues, parks, and pathways, this is a one-of-a-kind inner-city residence. Inside, the main level impresses with soaring 10-ft ceilings, 8-ft doors, HERRINGBONE hardwood flooring, custom millwork and elevated finishes throughout. The chef-inspired kitchen features quartz countertops and backsplash, custom soft-close cabinetry, under-cabinet lighting, pull-out spice drawers, a pot filler, hidden walk-in pantry, and an oversized island with LED accent lighting, bar seating, and white-oak detailing. A premium JennAir appliance package includes a gas cooktop, built-in oven and microwave, panelled French-door refrigerator, and dishwasher. The formal dining room is framed by full-height windows, wainscoting, and a designer chandelier, while the rear living room centres around an inset gas fireplace with full-height brick surround and custom built-ins. Oversized 8-ft sliding doors open to an incredible HEATED PERGOLA with AUTOMATIC RETRACTABLE SHADES, creating a luxurious outdoor living space for entertaining throughout the seasons. A paved rear lane adds another finishing touch. A dramatic floor-to-ceiling glass wall highlights the

wood-wrapped OPEN-RISER staircase. Upstairs, the primary retreat captures Bow River views through ceiling-height windows and features a custom walk-in closet with built-in lighting. The spa-inspired ensuite offers heated tile floors, motion-activated lighting, a fully tiled STEAM SHOWER with body jets, dual vanity, and freestanding soaker tub. Both secondary bedrooms are private JUNIOR SUITES, each with its own closet and 3-pc ensuite. The third-floor loft is an entertainer's dream, featuring a spacious rec area, FULL WET BAR, powder room, and access to a large balcony overlooking the Bow River. The fully developed basement adds another rec space, a custom floating TV wall, and a pocket office with dual workstations. A FULLY INTEGRATED SMART-HOME SYSTEM elevates the experience with automated window coverings and programmable lighting, allowing you to instantly adjust privacy, ambience, and mood throughout the home. With over 3,650 SQ. FT. of developed living space, three above-grade levels, river views, full-brick architecture, smart-home automation, heated pergola, premium finishes, paved rear lane, and a prime Inglewood location, THIS HOME TRULY HAS IT ALL.