



GRASSROOTS
REALTY GROUP

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112 7 Avenue NW
Calgary, Alberta

MLS # A2344000



\$1,599,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,269 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Steps from the Crescent Heights Ridge, welcome to 112 7 Ave NW, a stunning custom-built residence, crafted by Sage Group Developments. This home blends modern design, comfort, and functionality across three thoughtfully designed levels. Offering 3,300 sq. ft. of living space, this 4-bedroom, 4.5-bathroom home delivers exceptional craftsmanship and elegant style in every detail. From the outside, the striking red-and-black exterior paired with oversized windows creates a bold, contemporary curb appeal while inviting natural light throughout the interior. The small front porch provides a welcoming entryway, while the rear of the property features an attached two-car garage and an open space perfect for a back porch or patio, ideal for entertaining and family gatherings. Inside, the main floor impresses with soaring 10-foot ceilings and a bright, open-concept design. A welcoming foyer with a built-in closet leads into the dining room at the front of the home. The heart of this level is the chef's kitchen, complete with a generous island, walk-through pantry, and seamless access to the mudroom and garage. The spacious living room, centered around a cozy gas fireplace, provides the perfect spot to relax or host guests. Just a few steps up from the main level, a conveniently located powder room completes this floor. The upper level offers 9-foot ceilings and three bedrooms, each designed with privacy and comfort in mind. Two secondary bedrooms feature built-in closets and private four-piece ensuites, while the laundry room is smartly placed nearby for convenience. At the end of the hall, the primary suite is a true retreat, with a generous walk-in closet and a spa-inspired five-piece ensuite featuring dual sinks, a soaker tub, and a glass-enclosed shower. The fully finished basement expands the living space even further with 9-foot ceilings, a spacious rec room with

wet bar, and a dedicated gym behind a modern glass wall. A large bedroom with a walk-in closet and a full bathroom make this level perfect for guests, extended family, or an additional private retreat. A unique halfway walkout to the backyard ensures easy outdoor access from this floor. With its thoughtful floor plan, high-end finishes, and prime location, 112 7 Ave NW is more than just a house—it's a forever home designed for both luxury living and everyday comfort.