



GRASSROOTS
REALTY GROUP

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2354 7 Street NW
Calgary, Alberta

MLS # A2348953



\$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 TOWNHOME IN MOUNT PLEASANT, offering approximately 1,438 sq. ft. of beautifully designed living space, 3.5 bathrooms, a PRIVATE PATIO, and a DETACHED GARAGE in one of Calgary's most desirable inner-city communities. Thoughtfully designed for modern living, this new construction townhome combines contemporary finishes, functional spaces, and an exceptional location just minutes from downtown Calgary. Step inside to a bright and inviting open-concept main floor featuring 9-FOOT CEILINGS, large windows, and an effortless flow between the living room, dining area, and kitchen. The modern kitchen is the heart of the home, showcasing QUARTZ COUNTERTOPS, stainless steel appliances, custom soft-close cabinetry, generous storage, and a large centre island with plenty of room for meal preparation, entertaining, and casual seating. One of the standout features of this home is its FOUR-BEDROOM LAYOUT—a rare find among inner-city Calgary townhomes. The flexible floor plan provides space for families, overnight guests, a dedicated home office, gym, or additional living area. The primary bedroom offers a private retreat complete with a WALK-IN CLOSET and contemporary ensuite. With 3.5 BATHROOMS throughout the home and conveniently located upper-level laundry, the layout has been carefully planned to make everyday living comfortable and efficient. Outside, enjoy your own PRIVATE PATIO, creating valuable outdoor living space for morning coffee, summer barbecues, entertaining friends, or simply relaxing during Calgary's warmer months. A DETACHED GARAGE PLUS DRIVEWAY PARKING provides additional convenience and makes winter living considerably easier. As a brand-new home, buyers

can enjoy modern construction standards, energy-efficient systems, contemporary materials, low-maintenance living, and the added confidence of a NEW-HOME WARRANTY. Located in the highly sought-after community of Mount Pleasant, Calgary, this home offers excellent access to downtown, major roadways, public transit, schools, parks, pathways, caf  s, restaurants, shopping, and everyday amenities. Mount Pleasant continues to be one of Calgary  s most attractive inner-city neighbourhoods for buyers looking for the convenience of an established community combined with easy access to the city centre. This is an outstanding opportunity to own a BRAND-NEW 4-BEDROOM INNER-CITY CALGARY TOWNHOME with a PRIVATE PATIO, DETACHED GARAGE, 3.5 BATHROOMS, and an exceptionally functional floor plan. Experience new construction living in Mount Pleasant  book your private showing today.