

3211 7 Street SW  
Calgary, Alberta

MLS # A2285496



**\$2,045,000**

|                  |                                   |               |                    |
|------------------|-----------------------------------|---------------|--------------------|
| <b>Division:</b> | Elbow Park                        |               |                    |
| <b>Type:</b>     | Residential/House                 |               |                    |
| <b>Style:</b>    | 2 Storey                          |               |                    |
| <b>Size:</b>     | 2,342 sq.ft.                      | <b>Age:</b>   | 1914 (112 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 4 full / 1 half    |
| <b>Garage:</b>   | Double Garage Detached            |               |                    |
| <b>Lot Size:</b> | 0.10 Acre                         |               |                    |
| <b>Lot Feat:</b> | Garden, Low Maintenance Landscape |               |                    |

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

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** 2nd bar fridge in PBR, , 2nd dishwasher, 3 custom bench cushions, murphy bed + mattress, alarm system, flame table in rear yard, porch heater, garage shelving system + accessories

**SOLD UNCONDITIONALLY...AWAITING DEPOSIT.** The perfect family home—beautifully designed and ideally located. With the park and community centre just steps away at the end of the block—offering skating, tobogganing, tennis, basketball, and an off-leash dog park—this location truly delivers year-round enjoyment. Also close to top schools, the Glencoe Club, the river pathway system and walking distance to the 4th Street Village. Rebuilt from the studs in 2015/2016 by luxury builder Stonebridge Homes, this residence is effectively a new home, offering a total of 3,297 square feet of charming and thoughtfully curated living space with 4 bedrooms and 4.5 bathrooms. Exceptional curb appeal welcomes you with Hardie board siding and sandstone accents. A rebuilt 6' x 24' front porch complete with a gas heater is an inviting retreat for morning coffee or evening wine. Inside, the generous foyer features a double closet and two benches. The open-concept main level showcases 9' ceilings, expansive new windows, custom window coverings, oak plank hardwood floors, and outstanding millwork throughout. The living room is anchored by a double-sided gas fireplace, built-in shelving and dedicated location for a TV. A built-in dining banquette maximizes seating. The stunning chef's kitchen is equipped with top-of-the-line appliances, a custom hood fan, a large island with seating at the extended counter and great storage. At the rear, a well-designed mudroom offers lockers, a bench, pantry, broom closet, and a discreetly positioned two-piece powder room with inlaid tile flooring. A private den/office off the foyer—complete with pocket doors and shared fireplace access—creates the perfect adult lounge or work-from-home space. A spectacular custom open staircase leads to the upper

level. Vaulted ceilings throughout the upper level enhance the sense of space. Hardwood floors run throughout the bedrooms. The primary retreat features a generous bedroom, a luxurious five-piece ensuite with soaking tub, walk-in shower, dual vanities, and private water closet, along with an expansive walk-in closet. Each of the two additional bedrooms includes its own ensuite and walk-in closet—ideal for growing families. Full laundry room with sink and storage and a large linen closet also on this level. The fully developed lower floor offers a cozy family room with a sliding feature wall with mount for TV, a wet bar with wine fridge, beverage fridge and a dishwasher, a 4th bedroom with Murphy bed and two storage areas. High performance mechanical including central AC for summer comfort. As the house is positioned forward on the lot, the rear yard is generous and enjoys a sunny, west exposure. The low-maintenance landscape includes a stone patio, artificial turf, raised beds for vegetables/flowers and a flame table. The 22' x 22' garage has an exceptional storage system.