



## 1307 7 Street Calgary Alberta

\$620,000

For those who seek an exceptional life! Welcome to Lindsay Terrace, located in the heart of Calgary's dynamic Beltline district. This newly renovated 2-bedroom townhouse spans over 1463 square feet, offering luxury level finishes and thoughtful design details throughout. Step into the main level, where large windows and high ceilings invite natural light to flood the space, emphasizing the clean lines and modern design. Designer lighting and rich hardwood flooring add to the modern aesthetic, creating a space that feels both sophisticated and inviting. The bright kitchen offers the ideal blend of style and function - featuring custom soft-close cabinetry, sandstone countertops and backsplash, and high-end appliances, including an integrated Blomberg refrigerator and Bosch cooktop and dishwasher. The generous kitchen island serves as both a functional workspace and a gathering spot. A versatile den on the third level awaits for your personalized touch - whether it's a home office, second living room, home gym or media/gaming space. A second bedroom, powder room, and separate shower room complete the third level. On the top level, the primary suite is a true retreat, featuring an entire floor dedicated to your comfort. A spa-inspired ensuite bathroom, large custom closets, in-floor heating, and a dedicated laundry room bring both style and convenience into daily life. Outdoors, you'll find not one, not two, but four private balconies, perfect for relaxing, entertaining, or taking in the sunny East/West exposure - a rare gem within the inner-city! Enjoy the security and all-weather comfort of the attached garage with enough room for bikes and storage. Additional highlights include flat painted ceilings throughout, top down/bottom up blinds, driveway parking for a second vehicle, and visible care of ownership. Explore some of Calgary's most notable restaurants, trendy...

Bonus Room 13.50 Ft x 10.50 Ft

Bedroom 13.50 Ft x 8.42 Ft

2pc Bathroom 4.00 Ft x 3.17 Ft

2pc Bathroom 4.00 Ft x 8.67 Ft

Laundry room 4.58 Ft x 4.42 Ft

Primary Bedroom 13.50 Ft x 10.42 Ft

5pc Bathroom 15.33 Ft x 4.75 Ft

Other 8.67 Ft x 3.42 Ft

Furnace 13.50 Ft x 7.42 Ft

Kitchen 11.08 Ft x 10.00 Ft

Dining room 10.17 Ft x 9.33 Ft

Living room 13.50 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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