



## 1615 7 Street Calgary Alberta

\$725,000

Wow! Welcome to this truly special executive style residence, located on a great street, in the very desirable community of Rosedale! Through the trees & perennials discover this character 1.5 storey with amazing charm and many modern improvements. Enter through the front door and be welcomed to the charm of Canmore with cedar plank walls and ceiling and presenting 1332 square feet of tranquility, including the massive open concept soaring vaulted cedar ceilings adding space and grandeur. Highlighting a very desirable and open concept living room with a corner wood burning fireplace, a great place to cozy up on those colder winter evenings. The renovated spacious kitchen with modern extra tall maple cabinets, loads of counter space, a full wall of storage, a massive dining area with patio doors leading to an incredible west facing deck with a pergola and exquisitely landscaped backyard oasis. The oversized single garage has been converted to a studio / workshop, drywalled, insulated, skylight and patio doors. Large main floor bedroom and upstairs features an expansive master bedroom with vaulted wood ceiling, cozy sunroom and patio doors leading to the private outdoor terrace overlooking the west facing rear yard. This private location lets you get away from it all and simply relax in the sunshine. High efficiency furnace. The lower level houses the laundry area and newer mechanicals and electrical and awaits your finishing touches. Easy access everywhere, a short pleasant and peaceful walk to downtown! This is a must view to experience the character of this lovely home, awaiting a few personal finishing touches to make it your paradise. Why be stuck in a condo and the high fees, when you could live on a great street in a prestigious community and have your own yard. (id:6769)

Bedroom 19.67 Ft x 13.83 Ft

Living room 19.58 Ft x 21.92 Ft

Dining room 9.33 Ft x 10.75 Ft

Kitchen 13.33 Ft x 12.92 Ft

Foyer 8.33 Ft x 7.67 Ft

Primary Bedroom 9.33 Ft x 21.33 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE BENCHMARK

<http://teamhripko.ca>



See

**Mirror**

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