



## 3012 7 Street Calgary Alberta

\$1,775,000

Nestled on a picturesque tree-lined street just steps from the Glencoe Club, this charming 2-storey home offers 2,661 sq ft of spacious living. Featuring 3+1 bedrooms and 3.5 bathrooms, the open-concept main floor welcomes you with a wall of windows leading to a west-facing patio perfect for entertaining. The main level includes a generous living and dining area, a cozy family room, and an open kitchen with a center island. The master suite features a sitting area large walk in closet and a 5-piece ensuite with dual sinks. The fully finished basement includes a triple-safe waterproofing system for added peace of mind. Outside, enjoy a double detached garage and easy access to a paved lane. Located just half a block from scenic river pathways, parks, and minutes from downtown, this home is close to top schools like Western Canada, William Reid, and Earl Grey. (id:6769)

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 11.00 Ft x 17.42 Ft

Recreational, Games room 11.08 Ft x 19.42 Ft

Laundry room 12.76 Ft x 9.51 Ft

3pc Bathroom Measurements not available

Den 5.50 Ft x 5.92 Ft

Dining room 17.58 Ft x 11.92 Ft

Family room 17.58 Ft x 14.07 Ft

Kitchen 10.58 Ft x 26.33 Ft

Living room 25.25 Ft x 19.50 Ft

Other 20.08 Ft x 7.25 Ft

Foyer 14.00 Ft x 5.08 Ft

2pc Bathroom Measurements not available

Bedroom 12.67 Ft x 9.17 Ft

Bedroom 16.83 Ft x 7.42 Ft

Primary Bedroom 19.42 Ft x 16.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

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See

**Mirror**

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