



## 327 7 Avenue Calgary Alberta

\$1,099,900

Discover unparalleled luxury and charm in this exquisitely redone 1926 bungalow, perfectly situated on a picturesque, tree-lined street in the prestigious Crescent Heights neighbourhood. Offering a harmonious blend of modern sophistication and timeless elegance. This four-bedroom masterpiece sits on an expansive south-facing 50x120 ft lot (R-C2), providing a rare opportunity for discerning buyers, investors, or those with redevelopment aspirations. Step inside to a world of refined living where every detail has been thoughtfully curated for those who appreciate the finer things. The open-concept design showcases luxurious hardwood floors, crown moldings, gas fireplace and built-in speakers that create an atmosphere of elegance. The gourmet kitchen is a chef's dream, boasting custom cabinetry, granite countertops, and top-of-the-line Sub-Zero and Miele appliances, all framed by large, picturesque windows that flood the space with natural light. Whether hosting lavish dinners in your dining room or enjoying intimate family meals, this space is as functional as it is breathtaking. Retreat to the primary suite, where you will find a spacious walk-in closet with custom built-in wardrobes, offering ample storage, while the spa-like bathroom indulges you with heated marble floors, a marble vanity, and a glass-encased soaker tub for the ultimate relaxation. The second bedroom is the perfect versatile space, with the built-in wardrobes and Murphy bed, allowing you the flexibility of a home office or hobby room but still having space for your guests. The outdoor living space is equally impressive, offering a private south-facing backyard that feels like your own personal retreat. Enjoy year-round entertaining on the expansive patio complete with a gas-powered outdoor fireplace, while the oversized heated garage, outfitted with custom cabinetry, a large workbench, attic stora...

4pc Bathroom 8.67 Ft x 6.67 Ft

Bedroom 10.92 Ft x 13.67 Ft

Bedroom 10.83 Ft x 13.00 Ft

Kitchen 10.92 Ft x 7.92 Ft

Laundry room 11.33 Ft x 9.25 Ft

Recreational, Games room 10.58 Ft x 17.25 Ft

5pc Bathroom 9.08 Ft x 6.50 Ft

Bedroom 11.58 Ft x 8.92 Ft

Primary Bedroom 11.92 Ft x 10.50 Ft

Dining room 14.00 Ft x 10.92 Ft

Foyer 10.50 Ft x 13.08 Ft

Kitchen 14.33 Ft x 15.17 Ft

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Listing Presented By:



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**Mirror**

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Furnace 4.67 Ft x 8.67 Ft

Living room 17.42 Ft x 12.25 Ft