



# 4224 7 Avenue Calgary Alberta

\$989,900

Coming soon to ROSSCARROCK, modern SEMI-DETACHED INFILL w/ an incredible LEGAL 2-BED BASEMENT SUITE (subject to permits & approval by the city) with 200sqft extension! Rosscarrock offers your family a lovely community with lots of parks, green spaces, small local shops, and lots of outdoor recreation options, but with quick and easy access to shopping, amenities, and a quick commute downtown! You're within walking distance to Edworthy Park and the Edworthy Off-Leash Area, the Douglas Fir Trail, Strathcona Off-Leash Area, and lots of little parks around, like at the Westgate School and the Rosscarrock Community Hall. The Westbrool Mall and LRT Station are also within walking distance, with more options like Sunterra Market just down the way along Sarcee Trail, Bow Trail, or 17th Ave SW! This home's floorplan cannot be beat, starting w/ a large front foyer that offers a grand welcome w/ a bench, coat closet, & HIDDEN powder room entry. The front living room enjoys lots of SOUTH sunlight through oversized windows & a spectacular view of the main floor. The dedicated dining room is open and spacious, w/ additional storage through lower cabinetry and a lovely serving counter, perfect for everyday meals or special occasions. Ceiling-height cabinetry lines the walls of the spectacular kitchen w/ tons of upper & lower cabinetry, plus a dedicated built-in pantry. Quartz counters sit alongside a full-height tile backsplash, & a long island sits in the centre w/ bar seating, the perfect spot to teach little hands how to cook or enjoy breakfast w/ teens before they run out the door. Sliding doors offer direct access to the rear concrete deck, & the space is complete w/ a SS appliance package w/ a French door refrigerator, gas range, microwave, & dishwasher. The main floor is rounded out w/ a tiled rear mudroom w/ a bench & a walk-in closet. Upstairs, the grande primary suite f...

Living room 15.00 Ft x 12.42 Ft

Kitchen 19.50 Ft x 9.33 Ft

Dining room 9.42 Ft x 10.67 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.00 Ft x 12.42 Ft

Bedroom 11.00 Ft x 9.83 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 12.25 Ft x 11.50 Ft

Bedroom 13.00 Ft x 11.00 Ft

Office 11.00 Ft x 8.33 Ft

Living room 18.83 Ft x 17.25 Ft

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

Listing Presented By:



Originally Listed by:

RE/MAX HOUSE OF REAL ESTATE

<https://innercityinfills.ca/>



See

Mirror

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**Bedroom** 11.75 Ft x 11.00 Ft

**Laundry room** 8.42 Ft x 5.50 Ft

**Other** 8.42 Ft x 6.33 Ft

**Other** 9.00 Ft x 6.42 Ft

**4pc Bathroom** Measurements not available