



219 7 Avenue Calgary Alberta

\$1,549,900

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Introducing an architectural marvel in the established community of Crescent Heights. This newly built 5-bed, 3-bath BUNGALOW infill with a LEGAL 1-bed, 1-bath CARRIAGE SUITE redefines urban luxury, offering a stunning primary residence alongside an independent suite--ideal for multi-generational living or rental income. From the moment you arrive, this home captivates you with its striking curb appeal, LOW-MAINTENANCE STONE & COMPOSITE EXTERIOR, FULLY LANDSCAPED YARDS, and CONCRETE WALKWAYS. Inside, soaring VAULTED CEILINGS, WIDE-PLANK ENGINEERED OAK FLOORING, and oversized EUROPEAN WINDOWS create a bright and sophisticated atmosphere. The gourmet CHEF's KITCHEN is a masterpiece, featuring a TOP-OF-THE-LINE APPLIANCE PACKAGE, CUSTOM CABINETRY, QUARTZ COUNTERTOPS, a large CENTRAL ISLAND, and UNDER-CABINET LIGHTING. The open-concept design flows into the elegant dining area and living room, complete with a natural gas fireplace and sliding doors leading to the backyard. A tiled mudroom with built-ins ensures seamless organization. The PRIMARY SUITE is a retreat boasting VAULTED CEILINGS, an OVERSIZED WALK-IN CLOSET, and a SPA-INSPIRED ENSUITE with HEATED FLOORS, DUAL VANITIES, a FREESTANDING SOAKER TUB, and a LARGE TILED SHOWER--a spacious second bedroom and a stylish main bathroom complete the main floor. The FULLY FINISHED BASEMENT offers 9' CEILINGS, a large REC ROOM with a WET BAR, a FORMAL GYM with mirrored walls, three additional bedrooms with oversized windows, a 4-PIECE BATHROOM, and a FORMAL LAUNDRY ROOM with a sink and storage. Stepping outside, the backyard is a PRIVATE OASIS featuring a SPACIOUS DECK with a GAS LINE for a BBQ, HEATER, or FIREPIT. The DOUBLE GARAGE is HEATED, INSULATED & DRYWALLED, ensuring comfort year-round. Perched above the garage, the LEGAL CARRIAGE SUITE offers WIDE-PLANK FLOORING...

Bedroom 11.92 Ft x 10.42 Ft

Bedroom 13.08 Ft x 12.17 Ft

Recreational, Games room 21.25 Ft x 15.00 Ft

Exercise room 11.75 Ft x 11.58 Ft

Bedroom 12.33 Ft x 11.83 Ft

Living room 15.00 Ft x 13.58 Ft

Dining room 20.67 Ft x 10.58 Ft

Bedroom 13.00 Ft x 9.92 Ft

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Listing Presented By:



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Laundry room 11.58 Ft x 6.00 Ft

Den 11.58 Ft x 10.00 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 12.92 Ft x 12.00 Ft