



129 7 Avenue Calgary Alberta

\$1,299,000

Contemporary and elegant 3-storey custom-built home with views of the city in the premier neighborhood of Crescent Heights (2024 property assessment is at \$1,440,000.00)! A perfect combination of luxury and function thanks to attention to detail and impeccable use of every inch. Features a total of 5 beds (4+1) + 4.5 Baths | 2 master suites with 3,446 sq. ft. of luxurious living space | boasts infinite postcard views of downtown/parks on the 2nd and 3rd level | High ceilings on all 4 Levels | Gleaming engineered hardwood Flooring throughout (no carpet) | Italian quartz countertops in Kitchen & All Baths | Floor-to-ceiling windows on the main and upstairs levels capture spectacular views and allow vast sunlight to filter through | Custom designed open stairwell with 5 mm glass | Built-in speakers all around the house | High-end Miele appliance package | Sunny south-facing backyard; no neighbour behind | Central A/C | Step inside and admire the open-concept main floor, greeting you with a 10' high ceiling and beautiful engineered hardwood flooring. The good-sized dining room is on your right with modern and elegant lighting fixtures. The beautiful gourmet kitchen offers a big centre island w/quartz, gas cooktop w/ a pot filler, high end Miele SS appliances w/ a built-in refrigerator, oven, and microwave, and ceiling height cabinets. A gorgeous spacious living room with large windows and a gas fireplace is perfect for entertaining. A double sliding door leads you to your south backyard with gas hook-up; great for summer BBQs and gathering. The luxurious open stairs lead you to the 2nd floor with high ceilings. There are a total of 3 bedrooms including one master bedroom overlooking downtown, a luxurious 6 pc ensuite (double vanity, soaker tub, quartz countertops, big steam shower w/ seat, heated flooring). Another bedroom has an 11' high ceiling and a floor-to-ceilin...

4pc Bathroom 10.08 Ft x 4.92 Ft
5pc Bathroom 11.67 Ft x 14.08 Ft
Bedroom 14.08 Ft x 13.33 Ft
Bedroom 11.83 Ft x 14.25 Ft
Bedroom 9.67 Ft x 11.58 Ft
Laundry room 5.33 Ft x 8.75 Ft

Other 6.75 Ft x 9.42 Ft
4pc Bathroom 7.83 Ft x 11.42 Ft
Bedroom 10.75 Ft x 13.42 Ft
Recreational, Games room 12.92 Ft x 18.83 Ft
Furnace 13.67 Ft x 17.75 Ft
2pc Bathroom 5.08 Ft x 6.17 Ft

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Other	6.33 Ft x 8.25 Ft	Dining room	16.08 Ft x 24.50 Ft
5pc Bathroom	13.67 Ft x 19.92 Ft	Kitchen	16.08 Ft x 24.50 Ft
Primary Bedroom	15.33 Ft x 16.17 Ft	Living room	14.33 Ft x 15.00 Ft