



# 1440 7 Street Calgary Alberta

\$898,800

Welcome to a true masterpiece tucked away in the heart of Rosedale, gracing a generous 50x120 ft corner lot. This impeccably renovated bungalow effortlessly marries contemporary luxury with timeless charm, creating an inviting haven for growing families. Step into a meticulously designed interior showcasing three bedrooms on the main floor, offering versatility for a home office or nursery. The two exquisite bathrooms boast 10-millimeter glass, custom mosaic tiling, heated floors, a refreshing rain-shower, and top-tier quartz vanities, evoking the ambiance of a spa-like retreat. The chef's dream kitchen has been thoughtfully revamped, featuring stainless steel appliances and sleek quartz counters. Your new living room features crown moulding, a stone clad gas fireplace with a built-in TV and built-in bookcases, recessed lighting, and an expansive open living and dining room create an enchanting backdrop for both relaxation and entertainment. Oak hardwood floors and archways infuse a touch of timeless sophistication, grounding the main floor in enduring style. Large French-grill windows drench the entire space in natural light, elevating the overall inviting atmosphere. The fully developed basement is complete with a wet bar, two additional bedrooms, large recreation room and a renovated bathroom. Step outside to a sprawling fenced yard, accompanied by a single garage and a four-car pad, offering abundant parking space. Additionally, your new home has a built-in bbq for all your summer entertainment needs. Upgraded features such as R50 insulation, a newer roof, and enhanced plumbing and electrical systems are complemented by a cutting-edge alarm system for enhanced security. This exceptional residence not only showcases superior craftsmanship but is also conveniently situated - a mere 12-minute stroll to downtown and a short 2-minute walk to the top-ranked K-9 Roseda...

Family room 18.50 Ft x 13.58 Ft

Den 12.75 Ft x 8.17 Ft

Furnace 9.67 Ft x 5.92 Ft

Bedroom 12.58 Ft x 10.92 Ft

3pc Bathroom 10.25 Ft x 4.92 Ft

Kitchen 14.17 Ft x 8.42 Ft

Dining room 12.33 Ft x 10.67 Ft

Living room 18.67 Ft x 14.58 Ft

Bedroom 11.08 Ft x 8.17 Ft

Primary Bedroom 11.50 Ft x 11.25 Ft

Bedroom 11.58 Ft x 11.08 Ft

4pc Bathroom 8.33 Ft x 5.83 Ft

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

Listing Presented By:



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