



# 1903 7 Street Calgary Alberta

\$1,135,000

**\*\*OPEN HOUSE SUNDAY DECEMBER 17 2:00-4:00 PM\*\***Welcome to your dream home! An exquisite 3-bedroom, 4-bathroom luxury townhouse located in Lower Mount Royal in the heart of the city. This 2-storey urban retreat offers 2,314 sqft total developed living space in elegant and refined rooms. Enjoy the perks of an inner-city lock and leave lifestyle where convenience, comfort, and luxury converge. This home, designed by renown Calgary architect Richard Lindseth, has been meticulously cared for and updated, adorned with outstanding luxury features such as a brick clad exterior, site finished oak hardwood floors on the main level, plush new (2018) carpet upstairs, 9 foot ceilings through-out, crown mouldings, a gas fireplace, and the glow of natural light streaming in through new triple glazed patio doors and windows on the west elevations. Great light quality is in abundance throughout the home, with large east and west-facing windows ensuring a bright and warm atmosphere all day long. Bask in the tranquility of your west facing patio - the perfect spot for your morning coffee or an evening cocktail, perfect to enjoy those long sunny summer evenings in Calgary. Or stay in the comfort of your home even in the heat, thanks to central AC. The fully renovated primary ensuite is an oasis of self-indulgence where you can recharge and rejuvenate after a tiring day, and features walnut cabinetry, a dual vanity, heated floor, quartzite countertops and soaker tub. The primary suite has a new west facing window, and a spacious walk-in closet. Two spacious secondary bedrooms on the upper level provide flexibility as possible office space as well. Completing this luxurious upper level is a full bathroom with an attached laundry room. Cater your culinary desires with stainless steel appliances that couple functionality with luxury in your kitchen overlooking the beautiful west facing p...

Primary Bedroom 14.00 Ft x 19.42 Ft

Other 7.17 Ft x 6.75 Ft

Bedroom 10.92 Ft x 12.08 Ft

Bedroom 10.92 Ft x 13.33 Ft

Laundry room 7.92 Ft x 5.00 Ft

5pc Bathroom Measurements not available

Storage 8.83 Ft x 5.00 Ft

Furnace 5.75 Ft x 7.83 Ft

4pc Bathroom Measurements not available

Living room 13.92 Ft x 15.67 Ft

Dining room 13.92 Ft x 12.17 Ft

Kitchen 16.83 Ft x 12.42 Ft

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Listing Presented By:



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**4pc Bathroom** Measurements not available

**Family room** 14.00 Ft x 8.00 Ft

**Family room** 13.50 Ft x 15.33 Ft

**2pc Bathroom** Measurements not available