

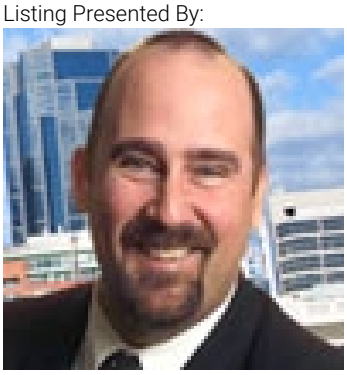
2003 7 Avenue Calgary Alberta

$1,699,000

A SHOWSTOPPING 3-STOREY LUXURY INFILL IN INGLEWOOD offering over 3,650 SQ. FT. OF DEVELOPED LIVING SPACE, stunning Bow River views, exceptional custom finishes, and smart-home technology throughout. Perfectly positioned directly across from the Bow River pathway system, this architecturally striking residence blends timeless full-brick construction with bold contemporary design. From automated blinds and integrated lighting to a heated outdoor pergola with motorized shades, every detail has been designed for effortless luxury, comfort, and entertaining. Tucked away on a quiet street yet within walking distance to Inglewood's acclaimed restaurants, breweries, boutiques, live music venues, parks, and pathways, this is a one-of-a-kind inner-city residence.Inside, the main level impresses with soaring 10-ft ceilings, 8-ft doors, HERRINGBONE hardwood flooring, custom millwork and elevated finishes throughout. The chef-inspired kitchen features quartz countertops and backsplash, custom soft-close cabinetry, under-cabinet lighting, pull-out spice drawers, a pot filler, hidden walk-in pantry, and an oversized island with LED accent lighting, bar seating, and white-oak detailing. A premium JennAir appliance package includes a gas cooktop, built-in oven and microwave, panelled French-door refrigerator, and dishwasher.The formal dining room is framed by full-height windows, wainscotting, and a designer chandelier, while the rear living room centres around an inset gas fireplace with full-height brick surround and custom built-ins. Oversized 8-ft sliding doors open to an incredible HEATED PERGOLA with AUTOMATIC RETRACTABLE SHADES, creating a luxurious outdoor living space for entertaining throughout the seasons. A paved rear lane adds another finishing touch.A dramatic floor-to-ceiling glass wall highlights the wood-wrapped OPEN-RISER staircase. Upstairs, the primary retreat c...

3pc Bathroom 6.00 Ft x 8.25 Ft
3pc Bathroom 7.25 Ft x 9.58 Ft
5pc Bathroom 9.67 Ft x 12.33 Ft
Bedroom 9.67 Ft x 11.42 Ft
Bedroom 9.67 Ft x 11.42 Ft
Laundry room 7.75 Ft x 5.92 Ft
Primary Bedroom 16.00 Ft x 18.67 Ft
Other 5.92 Ft x 7.42 Ft
Bedroom 14.67 Ft x 11.42 Ft
Exercise room 10.75 Ft x 8.33 Ft
Recreational, Games room 14.58 Ft x 24.50 Ft
Storage 14.50 Ft x 6.50 Ft
2pc Bathroom 5.25 Ft x 5.08 Ft
Dining room 10.25 Ft x 14.50 Ft
Foyer 6.42 Ft x 7.17 Ft
Kitchen 13.75 Ft x 21.75 Ft

Listing Presented By:



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Real Estate Professionals Inc.

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3pc Bathroom 10.75 Ft x 4.92 Ft