



# 219 7 Avenue Calgary Alberta

\$1,699,900

Introducing a stunning architectural gem nestled in the heart of Crescent Heights, Calgary, a neighborhood renowned for its exclusive ambiance and proximity to the city's best amenities. This bespoke bungalow infill, complete with a charming LEGAL carriage home in the rear, represents the pinnacle of luxury living in one of the city's most coveted locales. This masterpiece boasts a meticulously designed interior that exudes sophistication and elegance at every turn. The main floor is home to a magnificent master suite, featuring 16ft vaulted ceilings that create an airy, expansive feel, complemented by a large window that bathes the room in natural light. The accompanying ensuite offers a sanctuary of relaxation and luxury. Additionally, the main level includes a second bedroom, perfectly suited for guests or as a home office. The heart of the home is further enhanced by a large developed basement, thoughtfully designed to cater to all aspects of family life and entertainment. This expansive space includes a large family room, a dedicated gym area, two additional bedrooms, and a laundry room, all crafted to the highest standards of functionality and style. Stepping outside, the property features a meticulously landscaped backyard, complete with a deck that invites serene moments and outdoor gatherings. The double garage, crowned by a LEGAL carriage suite, presents a unique opportunity for guest accommodations or a potential rental income, adding even more value to this exceptional offering. Located in Crescent Heights, this home enjoys the tranquility of a residential neighborhood while being just moments away from the vibrancy of Calgary's urban offerings. The area is celebrated for its scenic views, abundant green spaces, and easy access to the city's downtown core, making it a highly desirable place to call home. (id:6769)

4pc Bathroom 11.50 Ft x 4.92 Ft  
 Bedroom 11.50 Ft x 11.75 Ft  
 Recreational, Games room 15.17 Ft x 30.00 Ft  
 Bedroom 15.17 Ft x 13.58 Ft  
 Foyer 15.17 Ft x 13.92 Ft  
 Kitchen 18.75 Ft x 21.42 Ft

Other 9.58 Ft x 7.08 Ft  
 5pc Bathroom 9.58 Ft x 13.08 Ft  
 Laundry room 4.75 Ft x 3.75 Ft  
 Bedroom 13.00 Ft x 10.08 Ft  
 Living room 15.33 Ft x 14.08 Ft  
 4pc Bathroom 8.25 Ft x 5.00 Ft

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

Listing Presented By:



Originally Listed by:  
 Century 21 Bravo Realty

<http://www.askraymond.ca/>

**RE/MAX Realty Professionals**

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Primary Bedroom 13.17 Ft x 13.08 Ft

Other 8.42 Ft x 7.00 Ft