



# 3012 7 Street Calgary Alberta

\$1,599,000

Nestled on a picturesque tree-lined street just steps from the Glencoe Club, this charming 2-storey home offers 2,661 sq ft of spacious living. Featuring 3+1 bedrooms and 3.5 bathrooms, the open-concept main floor welcomes you with a wall of windows leading to a west-facing patio perfect for entertaining. The main level includes a generous living and dining area, a cozy family room, and an open kitchen with a center island. The master suite features a sitting area large walk in closet and a 5-piece ensuite with dual sinks. The fully finished basement includes a triple-safe waterproofing system for added peace of mind. Outside, enjoy a double detached garage and easy access to a paved lane. Located just half a block from scenic river pathways, parks, and minutes from downtown, this home is close to top schools like Western Canada, William Reid, and Earl Grey. (id:6769)

4pc Bathroom Measurements not available  
5pc Bathroom Measurements not available  
Bedroom 11.00 Ft x 17.42 Ft  
Recreational, Games room 11.08 Ft x 19.42 Ft  
Laundry room 12.76 Ft x 9.51 Ft  
3pc Bathroom Measurements not available  
Den 5.50 Ft x 5.92 Ft  
Dining room 17.58 Ft x 11.92 Ft  
Family room 17.58 Ft x 14.07 Ft

Kitchen 10.58 Ft x 26.33 Ft  
Living room 25.25 Ft x 19.50 Ft  
Other 20.08 Ft x 7.25 Ft  
Foyer 14.00 Ft x 5.08 Ft  
2pc Bathroom Measurements not available  
Bedroom 12.67 Ft x 9.17 Ft  
Bedroom 16.83 Ft x 7.42 Ft  
Primary Bedroom 19.42 Ft x 16.83 Ft

Listing Presented By:



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