



4138 7 Avenue Calgary Alberta

\$1,099,900

Don't miss this stunning modern infill in the heart of ROSSCARROCK, designed with HIGH-END FINISHES, a WALKTHROUGH BUTLER'S PANTRY, and a RARE 3-BED, 2-BATH LEGAL LOWER SUITE (approved by the city). With a functional open-concept layout, upscale details, and a prime inner-city location, this home delivers a perfect blend of style and practicality. The spacious foyer welcomes you inside with direct access to the formal dining area, bathed in natural light from oversized windows, making it an ideal space for hosting gatherings or enjoying everyday meals. A walkthrough butler's pantry seamlessly connects the dining room to the chef's kitchen, offering custom cabinetry, a beverage fridge, a sink, and additional storage—perfect for entertaining and meal prep. The kitchen itself is a showstopper, featuring ceiling-height cabinetry, quartz counters, a full-height backsplash, and a large central island with bar seating. A stainless-steel appliance package includes a French door fridge, gas cooktop, wall oven, microwave, and dishwasher, ensuring both function and style. More storage is offered by the eye-catching coffee station or wine area, enhanced with LED lighting and glass displays. A main floor home office off the kitchen adds even more convenience for a work-from-home set up. The bright and open living room is designed for comfort and elegance, featuring an inset gas fireplace with a full-height tile surround with built-in cabinetry, and sliding patio doors taking you out to the rear deck. The rear mudroom helps keep daily essentials organized, and an upscale powder room completes the main level. Upstairs, the primary suite is a true retreat with vaulted ceilings, expansive windows, and a spacious walk-in closet. The spa-like 5-pc ensuite is designed for relaxation, featuring heated tile floors, dual sinks, a freestanding soaker tub, and a walk-in shower with full-h...

4pc Bathroom .00 Ft x .00 Ft

Bedroom 11.50 Ft x 11.00 Ft

Bedroom 11.00 Ft x 9.17 Ft

Bedroom 10.00 Ft x 9.17 Ft

Kitchen 9.00 Ft x 8.75 Ft

Laundry room 5.58 Ft x 5.33 Ft

Living room 15.00 Ft x 14.75 Ft

Office 6.50 Ft x 5.83 Ft

5pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Bedroom 11.83 Ft x 12.17 Ft

Bedroom 10.50 Ft x 9.92 Ft

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Listing Presented By:



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Living room 15.42 Ft x 13.08 Ft
2pc Bathroom .00 Ft x .00 Ft
Dining room 12.83 Ft x 9.00 Ft
Kitchen 15.25 Ft x 9.00 Ft

Laundry room 8.75 Ft x 5.42 Ft
Primary Bedroom 14.00 Ft x 13.42 Ft
Other 8.75 Ft x 6.42 Ft