

\$799,900 - 4204 7 Avenue Sw, Calgary

MLS® #A2100472

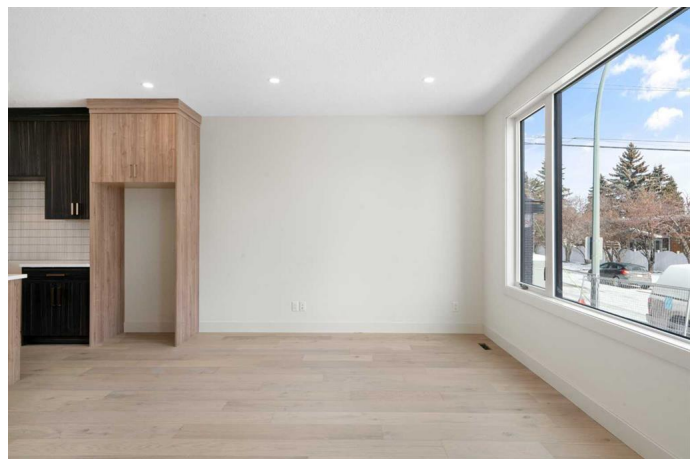
\$799,900

4 Bedroom, 4.00 Bathroom, 1,437 sqft

Residential on 0.00 Acres

Rosscarrock, Calgary, Alberta

Are you searching for a high-end inner-city townhouse, perhaps one with a fully developed basement or better yet, one with a legal one-bedroom suite? Your search ends here with this brand-new luxury townhome. Revel in the custom-designed modern kitchen cupboards, showcasing exquisite quality and refined taste. Radiant Quartz countertops grace not only the kitchen but also every countertop throughout this charming residence, elevating its allure with a consistent touch of luxury. Seamlessly integrated stainless-steel appliances and an under-mount sink create both style and functionality in the kitchen. Durable engineered hardwood floors merge endurance with timeless elegance, enduring daily footfall while maintaining the home's sophisticated ambiance. Enjoy the expansive primary suite featuring a generous walk-in closet with custom built-in shelving, soaring vaulted ceilings, and a luxurious ensuite with a grand walk-in shower adorned with oversized classic tiles. White oak railings infused with metallic accents, help to give this residence a chic, modern aesthetic. You will enjoy the spacious second and third bedroom. A main full bath featuring timeless oversized tiles. You will also discover the laundry conveniently located on the upper floor. The fully developed basement boasts a self-contained one-bedroom legal suite, with separate utilities, furnace, hot-water tank, and laundry hookups. The suite is bathed in natural light through a vast picture window. The



suite’s spacious kitchen boasts Quartz countertops, lightly coloured cabinets with stylish backsplash. The living area maximizes every precious square foot. A full four-piece bath finished with the same high quality as the upper floors. Additionally, you will discover a large private patio dedicated to the walk-out suite, extra storage off the patio space, a rear deck ideal for summer BBQs, and a single detached garage wired for your electric vehicle. All of this plus a spectacular location surrounded by schools, parks, and pathways, mere steps away transportation that will have you downtown in just minutes, plus just a short stroll to Westbrook Mall, and a few more steps will get you to the LRT station. This unit is one of four custom-built high-end townhomes offered.

Built in 2024

Essential Information

MLS® #	A2100472
Price	\$799,900
Sold Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,437
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4204 7 Avenue Sw
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Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0E4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Level
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	May 1st, 2024
Days on Market	61
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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