

\$1,075,000 - 1903 7 Street Sw, Calgary

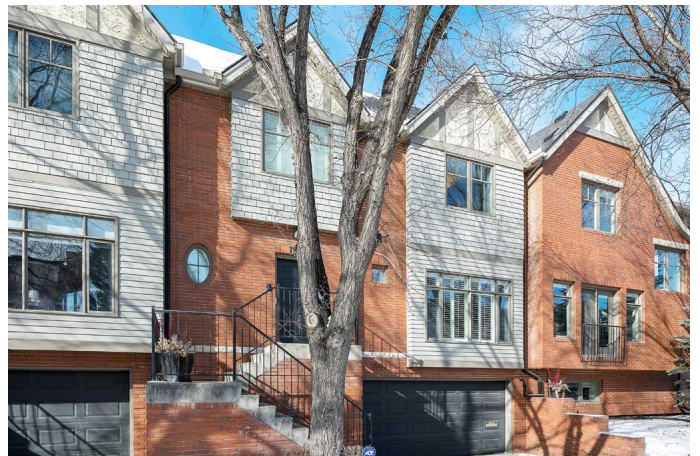
MLS® #A2111182

\$1,075,000

4 Bedroom, 4.00 Bathroom, 1,992 sqft
Residential on 0.04 Acres

Lower Mount Royal, Calgary, Alberta

Nestled within the historic charm of Lower Mount Royal, this meticulously renovated 3+1 bedroom townhome with over 2400 sq ft of developed living space epitomizes both elegance and sophistication. The main level welcomes you with resplendent refinished hardwood floors, soaring ceilings adorned with exquisite crown moulding, and a radiant ambiance emanating from recessed lights and tasteful fixtures. Entering the formal living room reveals an updated fireplace as the focal point, while the adjacent dining room offers ample space for hosting grand gatherings. Flowing seamlessly from the dining room, the kitchen exudes sophistication with new quartzite countertops, a stylish backsplash, and a spacious island/eating bar, complemented by stainless steel appliances and a sunlit family room (or breakfast nook). A convenient 2-piece powder room adds practicality to the main level. Ascending to the second level unveils three bedrooms, a well-appointed 4-piece main bath, and a laundry room equipped with a sink and storage. The primary suite captivates with a vaulted ceiling, a striking feature wall, and a walk-in closet. The luxurious, completely remodelled 5 piece ensuite is a haven of relaxation, boasting in-floor heating, dual sinks with quartzite countertops, a rejuvenating soaker tub, and a separate shower. The basement, with garage access, features a versatile bedroom or office with baseboard heating and a private 4-piece ensuite. Notable



upgrades include central air conditioning, a high-efficiency furnace and hot water tank (replaced in 2020), and newer carpet with high-density underlay. Enhanced with LED lighting, upgraded plumbing, and triple-glazed Lux windows in the primary bedroom & family room (also with French doors), the home exudes efficiency and comfort. Externally, updates include new stucco and insulation on the west wall, roofline exterior lighting, and refreshed exterior lighting in the backyard. The private west-facing patio provides an idyllic setting for relaxation or entertainment. Convenience abounds with a double attached garage and two additional parking spots on the driveway. Situated just blocks from the vibrant shops and restaurants of 17th Avenue, and with proximity to schools, shopping, and public transit, this refined townhome offers urban living at its finest, mere minutes from the downtown core.

Built in 1995

Essential Information

MLS® #	A2111182
Price	\$1,075,000
Sold Price	\$1,105,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,992
Acres	0.04
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1903 7 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2W9

Amenities

Amenities	Parking, Snow Removal
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape, Irregular Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 12th, 2024
Days on Market	12
Zoning	M-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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