

\$1,895,000 - 1107 7a Street Nw, Calgary

MLS® #A2124525

\$1,895,000

4 Bedroom, 4.00 Bathroom, 3,046 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

A true modern masterpiece in the most desired location of Rosedale, just off Crescent Road w/trails, city views & a quick stroll to downtown. This magnificent home backs onto greenspace, a playground, the winter rink, and new tennis courts. Knightsbridge constructed & Edmonds design creates a unique, 3-story modern, architectural roof line, integrating steel, floor-to-ceiling commercial grade, aluminum windows, vinyl stucco & Tyndall stone exterior. 20+ ft towering ceilings, 65 ft clear span beams & flooded by SW sunlight. Open, modern kitchen w/ nook, stainless Viking, Sub-Zero, Asko appliances + granite counters. Massive, open-glass living/dining area with gas fireplace and covered outdoor patio. A flare of warm cork flooring w/ slate accents, glass rails, and open steel raisers creates 3 amazing levels. Main floor Master bedroom w/5pc ensuite, stand-alone tub + open glass shower. The second floor is designed w/ a 2nd family room, 2 bedrooms, 5pc bath & 'sun' balcony. The 3rd level boasts a cozy office w/ beautiful floor-to-ceiling views. The Lowest level hosts heated flooring w/ a large, open gym, theatre room, great storage + extra bedroom, including a 4pc bathroom with a w/steam shower + separate laundry room. Fully landscaped in rare ornamental stone + a detached triple-sized garage. Bronze/Copper front fencing, w/ fescue grasses, rundle & quartz accents--All viewed right from your main, glassed-in living area & dining space. Very family-functional, with so many private



spaces to live & enjoy with views from all angles. This is a high-quality, commercially built home for those seeking anything but traditional, and aggressively priced. Build cost would be approximately \$2M+/- and the land alone at \$1.2M. What a location, what a home, what a price!

Built in 2002

Essential Information

MLS® #	A2124525
Price	\$1,895,000
Sold Price	\$1,880,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,046
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	1107 7a Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3J5

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Bookcases, High Ceilings, Steam Room, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Insert, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard, Tennis Court(s)
Lot Description	Low Maintenance Landscape, Landscaped, Rectangular Lot, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 13th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.