

\$1,899,000 - 1613 7 Street Nw, Calgary

MLS® #A2151624

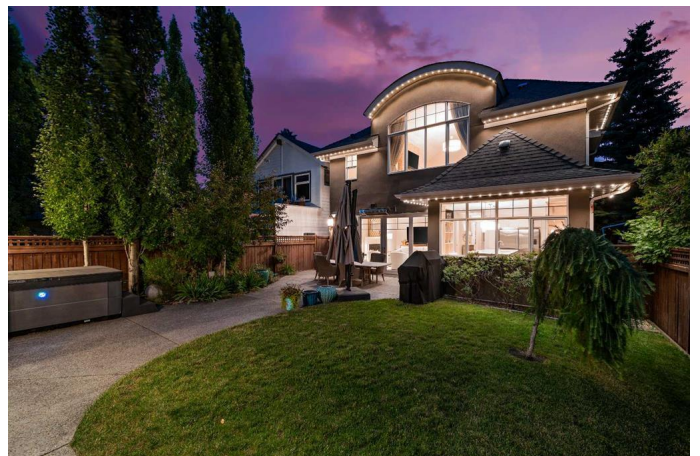
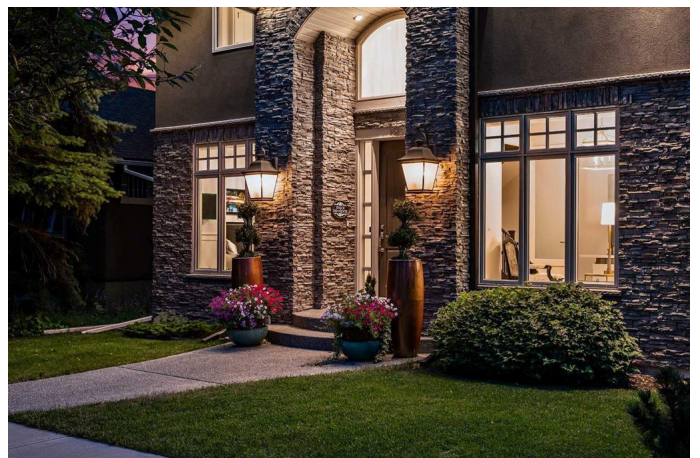
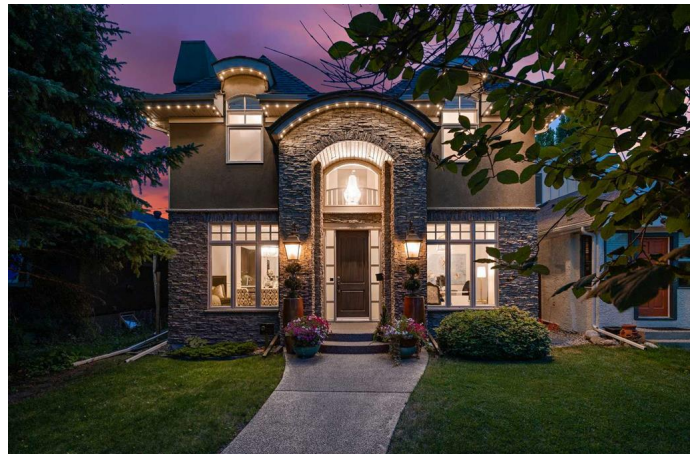
\$1,899,000

5 Bedroom, 5.00 Bathroom, 2,732 sqft

Residential on 0.10 Acres

Rosedale, Calgary, Alberta

This stunning 2730+sq ft Air-Conditioned Rosedale home boasts French-Provincial curb appeal, towering ceiling heights, custom woodwork, wainscot wall detail, and rich stained wide plank wood flooring. The open floor plan leads to a gorgeous kitchen overlooking the cozy living area with a concrete gas fireplace and large windows, flooding the space with sunlight. The kitchen features London fog Quartz countertops with a 10ft island, a newly designed built-in breakfast nook, and a walkthrough butler pantry, open to the semi-formal dining room. Additionally, the main floor includes a large front office, a luxurious 2pc powder room, and access to the West-facing outdoor oasis. Upstairs, you'll find 3 large bedrooms, including a Master Suite with soaring 20ft architectural ceilings, custom \$35K blackout silk curtains, an enormous walk-in dressing room, and a lavish 6pc Ensuite with heated Carrera marble flooring, a fireplace, soaker tub, and a newly customized shower. The other 2 large bedrooms also feature 4pc Ensuities with heated floors and ample closets. The lower level offers an entertainment space with a \$125K 11pc Dolby sound system with 'Atmos' technology and CONTROL4 technical integration. It also includes heated floors, a corner wet bar, a custom wine room, 2 additional bedrooms (currently used as exercise rooms), and another 4pc bathroom. The outdoor area features a heated patio, hot tub, gas fireplace, and a TRIPLE heated garage, adding to the



complete lifestyle package of the property. With over \$300K+ worth of design upgrades, technical changes, and improved features since new, offering luxury, comfort, and state-of-the-art technology. It's a standout choice for discerning buyers seeking an unparalleled 4100sq living experience in Rosedale. And is this one immaculate...

Built in 2014

Essential Information

MLS® #	A2151624
Price	\$1,899,000
Sold Price	\$1,900,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,732
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1613 7 Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3H7

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Oven, Gas Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Purifier, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Blower Fan, Double Sided, Family Room, Gas, Master Bedroom, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Yard Lights, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	July 28th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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