

# \$970,000 - 2205 7 Street Ne, Calgary

MLS® #A2216053

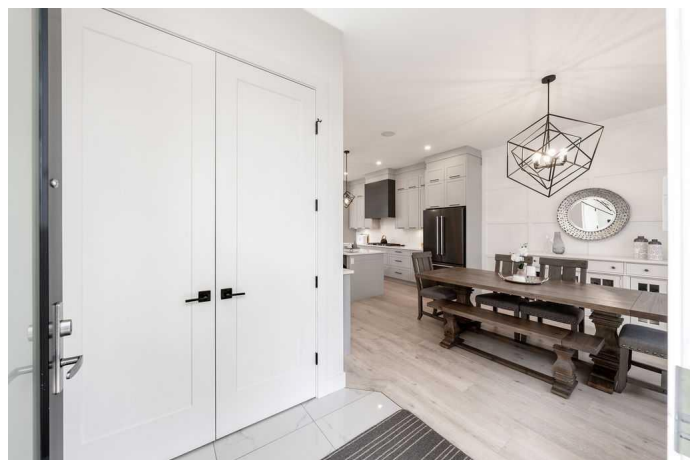
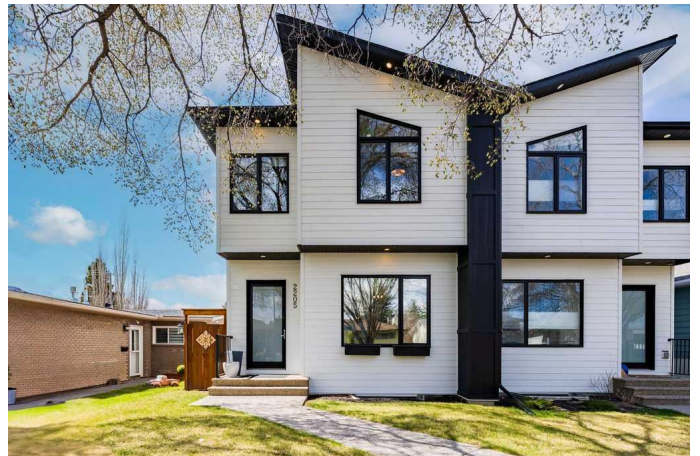
**\$970,000**

4 Bedroom, 4.00 Bathroom, 1,979 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

From the moment you step inside, it's clear this home was built with a level of quality and attention to detail that sets it apart from other similar properties—solid construction, high-end materials, and thoughtful craftsmanship throughout. Nestled on a quiet, tree-lined street, this impeccably maintained home offers both luxury and livability. The durable Hardie board exterior hints at the care taken in its construction, while inside, wide-plank hardwood floors, custom millwork, and an abundance of natural light create an inviting, elevated atmosphere. The open-concept main floor is designed with both functionality and style in mind. A sleek, modern kitchen features premium appliances, smart storage solutions, and contemporary cabinetry. The spacious dining area flows into a cozy living room with a gas fireplace, built-in speakers, and large windows with tinted glass for added privacy and energy efficiency. A custom-designed mudroom provides practical day-to-day storage, and a gas line on the stamped concrete patio is ready for your summer BBQs. Upstairs, the serene primary suite offers a spa-like escape, complete with a custom walk-in closet and a beautifully appointed ensuite with in floor heat. Two additional bedrooms, a full bathroom, and a well-located laundry room round out the upper level. The fully developed basement adds valuable living space with a warm family room, fourth bedroom, full bathroom, and smart under-stair storage. This home also includes



central A/C, an air purifier, and upgraded Roxul insulation between the common wall for sound proofing and peace of mind. Finished with a west-facing backyard, beautiful pergola, and double detached garage, this is more than just another inner-city infill—it's a rare opportunity to own a truly well-crafted home in a sought-after location. This property needs to be seen to be appreciated, book your showing today before it's too late!

Built in 2020

**Essential Information**

MLS® #	A2216053
Price	\$970,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,979
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2205 7 Street Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4C7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street

# of Garages 2

## Interior

Interior Features Bar, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)

Appliances Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating Forced Air

Cooling Central Air, Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features BBQ gas line, Covered Courtyard

Lot Description Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 30th, 2025

Days on Market 5

Zoning R-CG

## Listing Details

Listing Office RE/MAX House of Real Estate

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