

# \$960,000 - 2205 7 Street Ne, Calgary

MLS® #A2216053

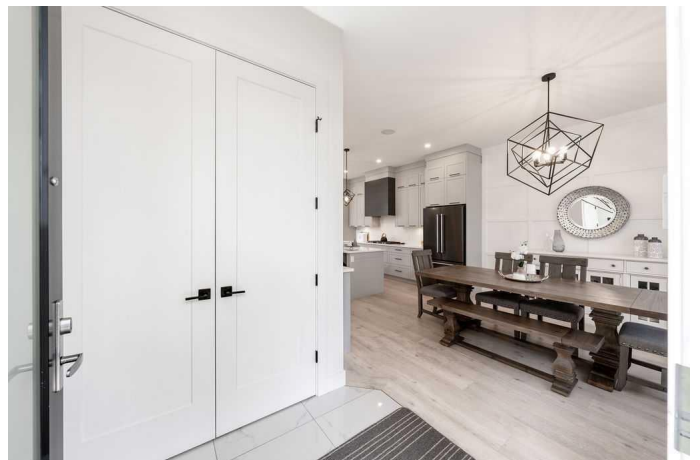
**\$960,000**

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	\$960,000
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 Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Gas Range

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 Wood Frame, Cement Fiber Board

Foundation Poured Concrete

## Additional Information

Date Listed April 30th, 2025

Days on Market 9

Zoning R-CG

## Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.