219 7 Avenue, Calgary T2E 0M8

MLS®#:	**A2122518**	Area:	**Crescent Heights**	Listing Date:	**04/12/24**	List Price: **$1,699,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

General Information

Prop Type:	**Residential**				DOM	
Sub Type:	**Detached**				**34**	
City/Town:	**Calgary**	Finished Floor Area			Layout	
Year Built:	**2024**	Abv Sqft:	**1,467**		Beds:	**4 (2 2)**
Lot Information		Low Sqft:			Baths:	**3.0 (3 0)**
Lot Sz Ar:	**4,499 sqft**	Ttl Sqft:	**1,467**		Style:	**Bungalow**
Lot Shape:						
					Parking	
					Ttl Park:	**2**
					Garage Sz:	**2**
Access:						
Lot Feat:	**Back Lane,Level,Rectangular Lot**					
Park Feat:	**Double Garage Detached**					

Utilities and Features

Roof:	**Asphalt Shingle**	Construction:	
Heating:	**Forced Air,Natural Gas**		**Concrete,Stone,Wood Frame**
Sewer:		Flooring:	
Ext Feat:	**Private Yard**		**Tile,Vinyl Plank**
		Water Source:	
		Fnd/Bsmt:	
			Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	**Main**	**15`2" x 13`11"**	**Kitchen**	**Main**	**18`9" x 21`5"**
Bedroom - Primary	**Main**	**13`2" x 13`1"**	**Walk-In Closet**	**Main**	**9`7" x 7`1"**
5pc Ensuite bath	**Main**	**9`7" x 13`1"**	**Laundry**	**Main**	**4`9" x 3`9"**
Bedroom	**Main**	**13`0" x 10`1"**	**Living Room**	**Main**	**15`4" x 14`1"**
Mud Room	**Main**	**8`5" x 7`0"**	**4pc Bathroom**	**Main**	**8`3" x 5`0"**
4pc Bathroom	**Basement**	**11`6" x 4`11"**	**Bedroom**	**Basement**	**15`2" x 13`7"**
Bedroom	**Basement**	**11`6" x 11`9"**	**Game Room**	**Basement**	**15`2" x 30`0"**

Legal/Tax/Financial

Title:		Zoning:

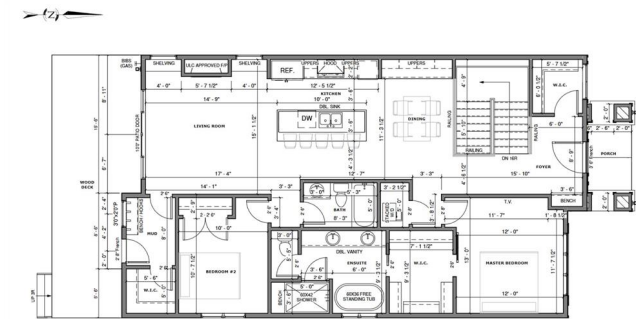| Fee Simple		**R-C2**
Legal Desc:		**1332N**

Remarks

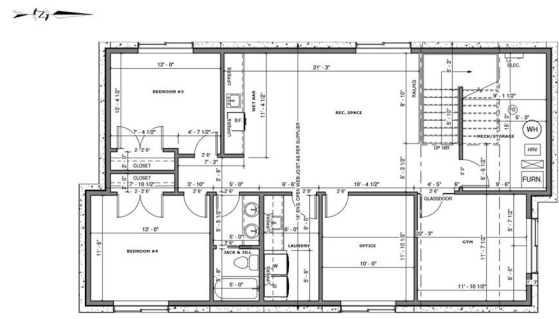|	
Pub Rmks:	**PRESALE OPPORTUNITY! Introducing a stunning architectural gem nestled in the heart of Crescent Heights, Calgary, a neighborhood renowned for its exclusive ambiance and proximity to the city's best amenities. This bespoke bungalow infill, complete with a charming carriage home in the rear, represents the pinnacle of luxury living in one of the city's most coveted locales. This masterpiece boasts a meticulously designed interior that exudes sophistication and elegance at every turn. The main floor is home to a magnificent master suite, featuring 16ft vaulted ceilings that create an airy, expansive feel, complemented by a large window that bathes the room in natural light. The accompanying ensuite, detailed in the provided photos, offers a sanctuary of relaxation and luxury. Additionally, the main level includes a second bedroom, perfectly suited for guests or as a home office. The heart of the home is further enhanced by a large developed basement, thoughtfully designed to cater to all aspects of family life and entertainment. This expansive space includes a large family room, a dedicated gym area, two additional bedrooms, and a laundry room, all crafted to the highest standards of functionality and style. Stepping outside, the property features a meticulously landscaped backyard, complete with a deck that invites serene moments and outdoor gatherings. The double garage, crowned by a carriage suite, presents a unique opportunity for guest accommodations or a potential rental income, adding even more value to this exceptional offering. Located in Crescent Heights, this home enjoys the tranquility of a residential neighborhood while being just moments away from the vibrancy of Calgary's urban offerings. The area is celebrated for its scenic views, abundant green spaces, and easy access to the city's downtown core, making it a highly desirable place to call home.**
Inclusions:	**N/A**
Property Listed By:	**Century 21 Bravo Realty**

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