

2105 7 Street NE
Calgary, Alberta

MLS # A2286239



\$1,149,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,026 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Basement Suite: Refrigerator, Dishwasher, Electric Stove, OTR, washer, Dryer

Discover this stunning, highly UPGRADED DESIGNER SEMI-DETACHED infill offering over 2,900 sq ft of meticulously designed living space, including 5 BEDROOMS and a fully developed LEGAL 2-BEDROOM BASEMENT SUITE with private entrance and separate laundry perfect for extended family, a live-in nanny, or generating rental income. Ideally located within walking distance to the WINSTON GOLF CLUB, this home seamlessly blends upscale finishes, thoughtful functionality, and an unbeatable inner-city lifestyle. Step inside to an open, airy main floor featuring soaring 10' CEILING, 8' DOORS, and rich HARDWOOD FLOORING throughout the main and upper levels. The spacious dining area, framed by large windows, creates the perfect setting for both elegant entertaining and everyday family meals. The DESIGNER KITCHEN is a true showpiece complete with a HIGH-END APPLIANCE PACKAGE, POT FILLER, gas cooktop, built-in oven/microwave, massive quartz island with breakfast bar seating, and sleek full-height custom cabinetry. A walk-through PANTRY with built-in shelving connects directly to the rear mudroom, adding everyday convenience and smart storage. At the rear of the home, the inviting living room is anchored by a cozy fireplace and oversized 10-foot sliding door that open to the WEST-facing backyard, flooding the space with natural light. A stylish designer powder room completes the main level. Upstairs, you'll find three generously sized bedrooms designed with comfort in mind. The primary retreat offers a spa-inspired ensuite featuring HEATED FLOOR, a deep soaker tub, glass-enclosed shower, dual vanities, and a spacious walk-in closet. Two additional bedrooms, a modern 4-piece bathroom, a tiled laundry room with sink, and a versatile BONUS AREA ideal as a home office, reading

nook, or kids play space complete the upper level. The fully developed LEGAL 2-BEDROOM LOWER SUITE (subject to city approval) offers exceptional flexibility and income potential. With its own private side entrance, this bright suite includes a contemporary KITCHEN with quartz countertops and full-height cabinetry, stainless steel appliances, a spacious living area, modern 4-piece bath, separate laundry, and two generous bedrooms. Outside, enjoy your private west-facing backyard oasis featuring a WOODEN DECK and full fencing perfect for relaxing evenings or entertaining guests. A double DETACHED GARAGE provides ample space for vehicles, storage, and tools. Situated in the vibrant community of WINSTON HEIGHTS, residents enjoy access to top-rated schools, grocery stores, recreation and aquatic centre, golf, soccer fields, tennis courts, and off-leash parks. Scenic walking and cycling pathways are just steps away, while shopping, dining, and downtown Calgary are only minutes away with convenient access to 16 Ave and Deerfoot Trail.