\$1,150,000 - 3524 7 Avenue Nw, Calgary

MLS® #A2214972

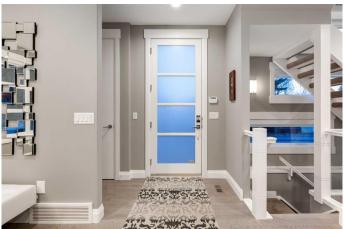
\$1,150,000

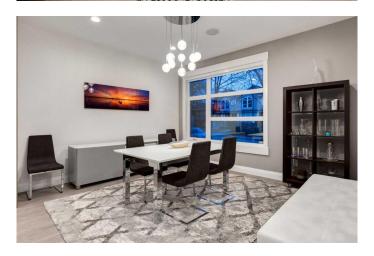
3 Bedroom, 4.00 Bathroom, 1,972 sqft Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to a true masterpiece of modern design in the highly desirable community of Parkdale. Ideally positioned on a prime corner lot just steps from the Bow River pathway system, this custom-built residence offers over 2800 sqft of luxurious living space with executive-level craftsmanship and refined design throughout. Walk to the river for peaceful morning jogs and enjoy the convenience of shopping, dining, and entertainment nearby in the vibrant University District. Foothills & Children's Hospital are also just minutes away, making this location both prestigious and practical. Meticulously curated with uncompromising attention to detail, this home showcases Denca custom cabinetry, rich oak hardwood floors, soaring transom windows, and elevated architectural detailing. The striking exterior features two-toned acrylic stucco, extensive stonework, exotic Kayu tropical hardwood fencing, and professionally landscaped gardens with intricate rockwork. Inside, the open-concept main floor flows seamlessly, unified by bespoke millwork, dramatic ceiling features, and designer lighting. The gourmet kitchen is anchored by a 12-foot island, two-toned custom cabinetry with soft-close drawers, woven tile backsplash, and premium Bosch and Fisher Paykel appliances. The elegant dining room impresses with an east-facing picture window, a statement accent wall, and sophisticated lighting, while the great room centers around a gas fireplace with a custom mantle, all







enhanced by a dropped ceiling mirroring the adjacent kitchen's refined details.

Floor-to-ceiling sliding glass doors lead to an inviting backyard oasis, professionally landscaped for perfect entertaining, complete with a built-in outdoor fireplace to extend your evenings under the stars. Completing the main floor is a designer powder room with faux painted walls and a fully customized mudroom with floor-to-ceiling cabinetry. An open riser staircase with glass paneling and a dramatic two-storey wall of transom windows leads to the upper level, where two expansive retreats await. The primary suite features vaulted ceilings, a walk-in closet with Denca built-ins, and a spa-caliber ensuite complete with heated floors, dual quartz vanity, steam shower with body sprays and dual heads, a deep soaker jacuzzi tub, stone tile surround, and a skylight. The second oversized bedroom is ideal for a guest suite or home office retreat, with a private ensuite bath and walk-in closet. The fully developed lower level is equally refined, featuring 9-foot ceilings with in-floor heating, a spacious family room with custom entertainment built-ins, a wet bar with dual wine fridges and quartz counters, a third bedroom, a full bathroom, and ample storage. Designed for the discerning buyer, this exceptional home blends modern luxury, timeless quality, and an unbeatable inner-city lifestyle. Carpets & Hardwood replaced in 2023 and paint has been refreshed to make this home like new.

Built in 2013

Essential Information

MLS® # A2214972

Price \$1,150,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,972 Acres 0.07 Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 3524 7 Avenue Nw

Subdivision Parkdale
City Calgary
County Calgary
Province Alberta
Postal Code T2N 1B5

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In

Closet(s), Wet Bar, Bar, Built-in Features

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Convection Oven, Humidifier, Induction

Cooktop, Wine Refrigerator

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Great Room, Outside

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Corner Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2025

Days on Market 8

Zoning R-CG

Listing Details

Listing Office Real Broker

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