

# \$1,080,000 - 120 7 Avenue Ne, Calgary

MLS® #A2251775

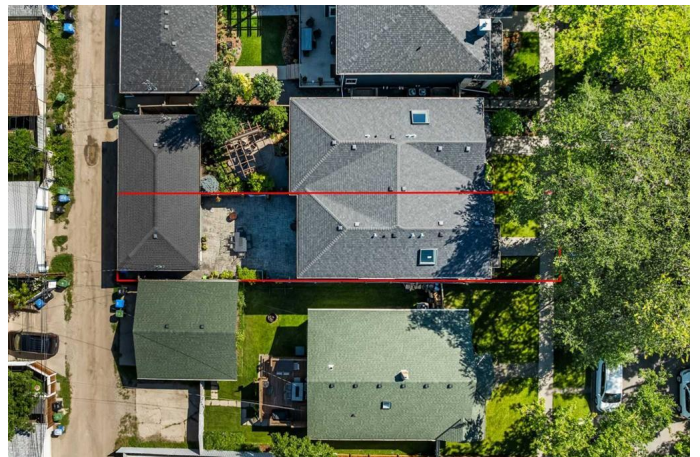
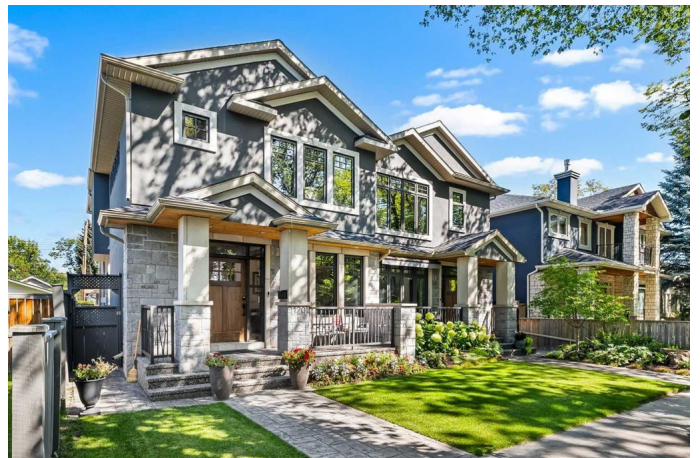
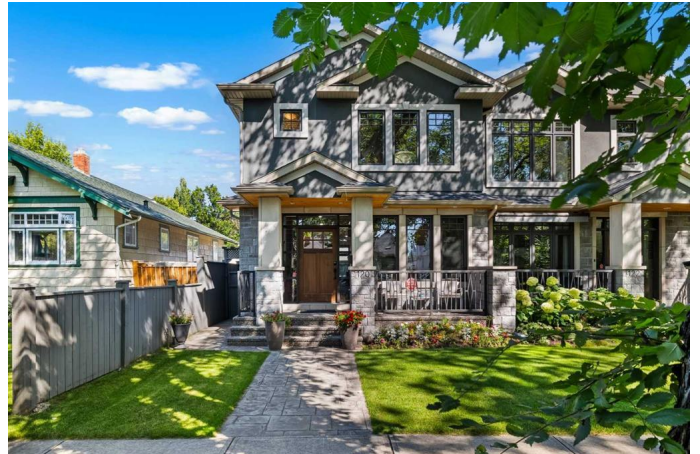
**\$1,080,000**

4 Bedroom, 4.00 Bathroom, 1,851 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

**\*\*OPEN HOUSE - September 27 & 28 FROM 1PM to 3PM \*\*** Welcome to the vibrant inner-city community of Crescent Heights! This stunning modern-style home spans nearly 3,000 square feet, seamlessly blending luxurious living with the convenience of urban amenities and nature at your doorstep. Custom-built by a renowned builder in Calgary with over 50 years of experience, this residence is a testament to meticulous craftsmanship and attention to detail. Nestled on a charming tree-lined street, the home is conveniently close to Rotary Park, Princess Island Park, and downtown. This exquisite property features high-end finishes across three levels. The main floor boasts a spacious living room and a gourmet kitchen, complete with maple cabinets, granite countertops, and elegant walnut flooring. Turkish Travertine stone flooring with in-floor heating enhances both the main and upper floors, while solid core Brazilian wood interior doors add an extra touch of sophistication. The oversized kitchen overlooks a large dining area and a cozy family room, separated by a three-way stone-facing fireplace and large Coussin windows that flood the home with natural light. Upstairs, the master suite includes a generous walk-in closet with organizers and a luxurious five-piece ensuite. This ensuite features Turkish Travertine stone flooring, in-floor heating with its own thermostat, his and her sinks, a stand-up shower with a concrete and tile base, and a jet tub. Additionally, two



spacious bedrooms and a convenient laundry room are located on this level. The spacious basement offers a massive recreation room with a built-in wall unit and a wet bar, perfect for entertaining. It also features in-floor heating, an additional bedroom, and a full bath with a five-foot poured concrete and tiled shower base and surround. Designed for low maintenance, the exterior showcases attractive acrylic stucco, sandstone pillars, stamped concrete walkways and patio, and a double garage. Don't miss the opportunity to experience this incredible home – book your appointment today!

Built in 2010

**Essential Information**

MLS® #	A2251775
Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,851
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	120 7 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0M5

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Alley Access, On Street
# of Garages	2

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided, Dining Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks, Subdivided
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	25
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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