

# \$1,549,900 - 219 7 Avenue Ne, Calgary

MLS® #A2196028

**\$1,549,900**

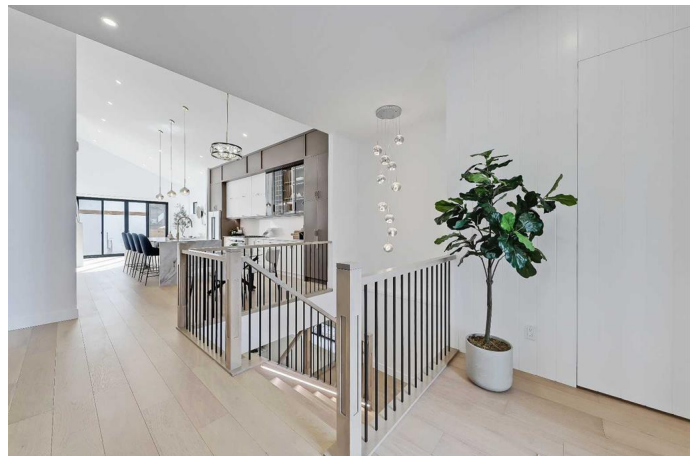
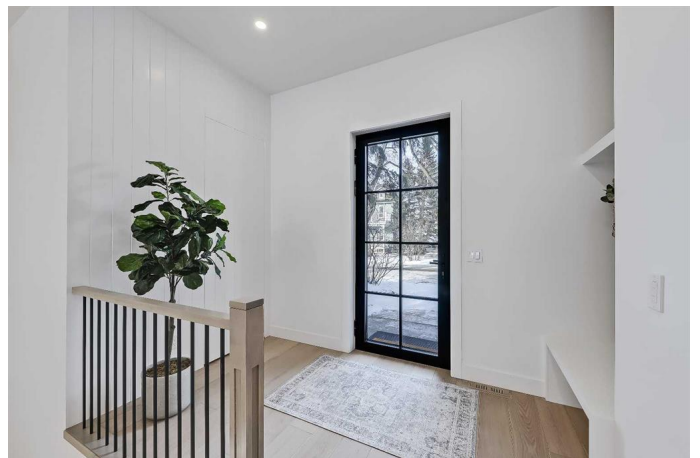
5 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.10 Acres

Crescent Heights, Calgary, Alberta

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Introducing an architectural marvel in the established community of Crescent Heights. This newly built 5-bed, 3-bath BUNGALOW infill with a LEGAL 1-bed, 1-bath CARRIAGE SUITE redefines urban luxury, offering a stunning primary residence alongside an independent suite—ideal for multi-generational living or rental income. From the moment you arrive, this home captivates you with its striking curb appeal, LOW-MAINTENANCE STONE & COMPOSITE EXTERIOR, FULLY LANDSCAPED YARDS, and CONCRETE WALKWAYS. Inside, soaring VAULTED CEILINGS, WIDE-PLANK ENGINEERED OAK FLOORING, and oversized EUROPEAN WINDOWS create a bright and sophisticated atmosphere.

The gourmet CHEF™'s KITCHEN is a masterpiece, featuring a TOP-OF-THE-LINE APPLIANCE PACKAGE, CUSTOM CABINETRY, QUARTZ COUNTERTOPS, a large CENTRAL ISLAND, and UNDER-CABINET LIGHTING. The open-concept design flows into the elegant dining area and living room, complete with a natural gas fireplace and sliding doors leading to the backyard. A tiled mudroom with built-ins ensures seamless organization. The PRIMARY SUITE is a retreat boasting VAULTED CEILINGS, an OVERSIZED WALK-IN CLOSET, and a SPA-INSPIRED ENSUITE with HEATED FLOORS, DUAL



VANITIES, a FREESTANDING SOAKER TUB, and a LARGE TILED SHOWER”a spacious second bedroom and a stylish main bathroom complete the main floor. The FULLY FINISHED BASEMENT offers 9â€™™ CEILINGS, a large REC ROOM with a WET BAR, a FORMAL GYM with mirrored walls, three additional bedrooms with oversized windows, a 4-PIECE BATHROOM, and a FORMAL LAUNDRY ROOM with a sink and storage. Stepping outside, the backyard is a PRIVATE OASIS featuring a SPACIOUS DECK with a GAS LINE for a BBQ, HEATER, or FIREPIT. The DOUBLE GARAGE is HEATED, INSULATED & DRYWALLED, ensuring comfort year-round. Perched above the garage, the LEGAL CARRIAGE SUITE offers WIDE-PLANK FLOORING, an OPEN-CONCEPT LIVING AREA, a MODERN KITCHEN with STAINLESS STEEL APPLIANCES, a spacious BEDROOM, and a FULL 4-PIECE BATHROOM”ideal for extended family or rental income. Located in Crescent Heights, this home provides unparalleled access to DOWNTOWN, BOUTIQUE SHOPS, TRENDY RESTAURANTS, and SCENIC PARKS. The Bridgeland LRT, major roadways, and the Bow River pathway system are just minutes away. This isnâ€™™t just a homeâ€™™itâ€™™s a LIFESTYLE. Schedule your private showing today!

Built in 2024

**Essential Information**

MLS® #	A2196028
Price	\$1,549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,476

Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	219 7 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0M8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Closet Organizers, Soaking Tub, Wet Bar
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame

Foundation                Poured Concrete

### **Additional Information**

Date Listed                February 21st, 2025

Days on Market           129

Zoning                      R-CG

### **Listing Details**

Listing Office              RE/MAX House of Real Estate

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