



\$ 2,499,000.00

## 2204 7 STREET SW CALGARY

<https://paulbrinton.com>

This spectacular traditional home with exceptional curb appeal will exceed all of your expectations! A grand family residence as well as a great place for entertaining, this home has over 5600 ft<sup>2</sup> of developed living space and is situated on a 76 X 121 ft lot. The main floor is...

- 5 beds
- 6 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1131457

**Type:** Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Family Room, Gas, Living Room, Mantle, Recreation Room, Stone

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** Air conditioning Unit

**Lot Features:** Landscaped, Rectangular Lot

**Post Updated:** 2021-10-28 21:02:33

**Bathrooms:** 6

**Bedrooms Above Grade:** 4

**Date added:** 09/09/21

**Two Piece Bath:** 1

**Lot size:** 9601 sq ft

**Year built:** 2000

**Parking:** Garage Door Opener, Heated Garage, Off Street, Quad or More Attached, See Remarks, Tandem

**Total Parking:** 4

**Flooring:** Carpet, Hardwood, Tile

**Community Features:** Park, Schools Nearby, Playground, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

**Roof Type:** Asphalt Shingle



**Heating Type:** In Floor, Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Main Level, Sink

**Transaction Type:** For Sale

**Photo Count:** 50

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 23.17M 76`0"

**Living Area SF:** 4266.00

**Structure Type:** House

**Outbuildings:** Shed

**Levels:** Two

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 585.79

**Rooms Above Grade:** 12

**Construction Materials:** Brick, Shingle Siding, Stucco

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Instant Hot Water, Microwave, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings

**Subdivision Name:** Upper Mount Royal

**Lot Size Acres:** 0.22

**Restrictions:** None Known

