

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

MLS® #A2214972

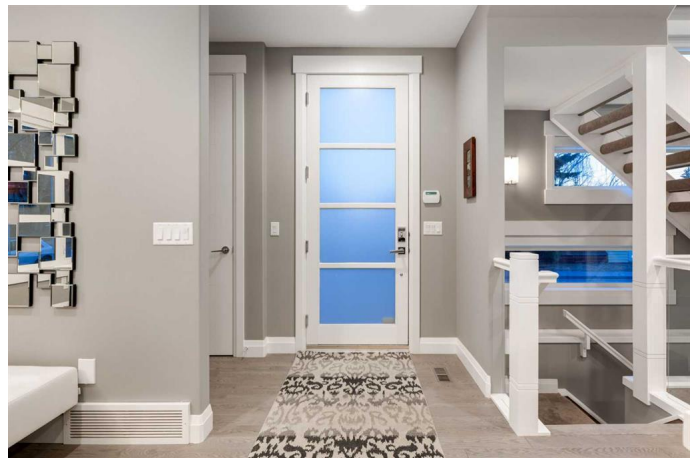
**\$1,150,000**

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	Bar, Breakfast Bar, Built-in Features, 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
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Convection Oven, Humidifier
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, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	2
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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