

# \$2,598,800 - 1423 7a Street Nw, Calgary

MLS® #A2205101

**\$2,598,800**

5 Bedroom, 4.00 Bathroom, 3,061 sqft  
Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Open House 1423-7a st N.W. Sunday April 06  
, 2:00 to 4:00. Nestled in the heart of  
Rosedale, Calgary's coveted enclave.  
Steps away from Crescent Road where you  
can enjoy panoramic vistas of the City, Bow  
River and the Rocky Mountains.

Designed with meticulous attention to detail,  
incorporating timeless design and top-tier  
craftsmanship by Manor House, certified  
Master Builder. Presenting over 4,500 sq.ft. of  
exceptional living space across three levels.  
Featuring five bedrooms and four luxurious  
bathrooms, this residence embodies both  
elegance and functionality, making it the ideal  
retreat for family living and entertaining. The  
living areas flow seamlessly offering a perfect  
balance for easy living. The big, beautiful,  
Kolbe, double hung windows offer an  
abundance of natural light through the home.  
Custom, stained, vertical grain Douglas Fir  
wainscoting and built-ins bring a sense of  
timeless elegance, complemented by  
quarter-sawn oak floors that promise to stand  
the test of time. The main floor features 10 ft  
ceilings, a welcoming foyer, impressive main  
floor office with built-in shelving and a fireplace  
that adds warmth and charm. The front sitting  
room has a formal yet cozy vibe with its rich  
paneling and Valor gas fireplace. A roomy  
family room offers even more space for  
relaxation and entertainment. Everyone will  
enjoy the chef-inspired kitchen, ideal for family  
gatherings and hosting guests, featuring  
top-of-the-line stainless steel appliances, a



large center island, Caesarstone countertops, and oodles of custom cabinetry. Adjacent is the dining room which can easily host large dinner parties with double sliding glass doors opening to the west deck and yard, offering an ideal spot to enjoy outdoor living. The upper level is equally inviting with; showcasing a primary suite where you can rest and relax; snuggle up with a book in front of the fireplace or check in to the luxurious 5 piece ensuite featuring Calacatta marble & Limestone tiles. A generous, walk-in closet with custom built-ins and a convenient secret storage area makes staying organized and getting ready a breeze. There are two additional bedrooms, both with walk-in closets and secret storage, plus an awesome Jack and Jill bathroom. Functional upper floor laundry with dual stacked washers and dryers, utility sink and floor to ceiling cabinetry. An expansive, fully developed lower level is perfect for entertaining, family activities or to unplug and unwind. Large recreation room, Media room, dedicated home gym, two additional guest bedrooms and a 4-piece bath complete with steam shower and in-floor heating ensures comfortable living. Wonderful west back yard and deck with easy access to a two-car garage. Located in a top school district -Rosedale for K-9 and Crescent Heights for high school - this home provides easy access to city pathways, is close to numerous amenities including tennis courts, playgrounds, skating rinks, shopping, and fine dining options. Plus with such a

Built in 2013

### **Essential Information**

MLS® #	A2205101
Price	\$2,598,800
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,061
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1423 7a Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3J9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Steam Room, Wet Bar
Appliances	Bar Fridge, ENERGY STAR Qualified Refrigerator, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, ENERGY STAR Qualified Dishwasher, Water Conditioner
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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