

**2350 7 Street NW  
Calgary, Alberta**

**MLS # A2211735**



**\$799,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Walk-In Closet(s), Wet Bar		

**Inclusions:** None

Introducing a rare opportunity to acquire a brand-new, architecturally refined 4-bedroom, 3.5-bathroom Row/Townhouse, impeccably situated in the distinguished and highly coveted enclave of Mount Pleasant. Encompassing 1,438 sq ft of exquisitely curated living space, this residence is a harmonious fusion of contemporary elegance and functional design, perfectly suited for the modern cosmopolitan lifestyle. From the moment you step inside, you are greeted by a sense of quiet luxury. The main floor boasts soaring 9-foot ceilings, an abundance of natural light streaming through expansive windows, and a seamless open-concept floorplan ideal for both refined entertaining and intimate everyday living. The gourmet kitchen is a culinary statement piece, appointed with pristine quartz countertops, high-end stainless steel appliances, custom soft-close cabinetry, and a generous center island that anchors the space with effortless grace. The upper level is equally impressive, featuring a tranquil primary retreat complete with a large walk-in wardrobe and a spa-inspired ensuite bath, thoughtfully designed with timeless finishes and serene ambiance. Three additional bedrooms offer versatility for family, guests, or a private home office, all complemented by three and a half impeccably finished bathrooms throughout the home. Further enhancing the residence is a private balcony for elegant outdoor relaxation, an upper-level laundry area for added convenience, and an attached garage with additional driveway parking. Energy-efficient systems and premium construction standards ensure long-term sustainability and effortless maintenance. The home is also fully protected by a comprehensive new home warranty, offering complete peace of mind. Set within the vibrant yet peaceful Mount Pleasant community, this residence is mere minutes from acclaimed schools,

lush green spaces, boutique shops, curated dining, public transit, and major arterial routes, offering seamless access to both the urban core and surrounding nature. For the discerning buyer seeking a low-maintenance, design-forward home in one of the city's most desirable neighborhoods, this exquisite offering represents the pinnacle of contemporary townhouse living.