

# \$2,200,000 - 2908 7 Avenue Nw, Calgary

MLS® #A2225010

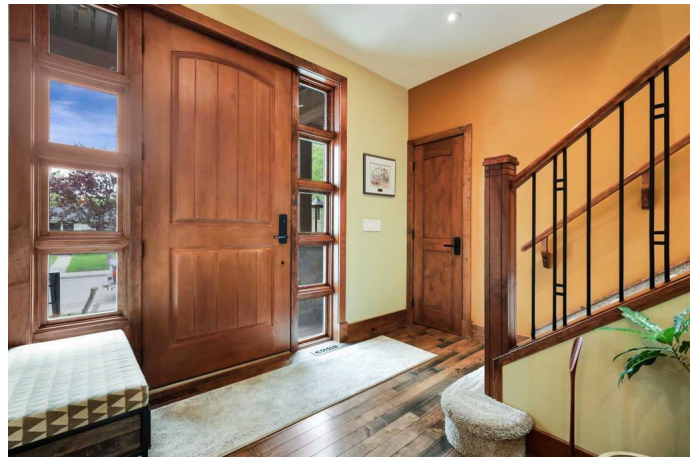
**\$2,200,000**

4 Bedroom, 4.00 Bathroom, 2,848 sqft

Residential on 0.14 Acres

Parkdale, Calgary, Alberta

Experience refined inner-city living in this exceptional custom-built estate, ideally situated in the sought-after community of Parkdale. Completed in 2014, this meticulously crafted home offers nearly 4,000 sq ft of luxurious living space, just steps from the scenic Bow River pathways. Blending timeless elegance with practical design, this four-bedroom, four-bathroom residence showcases quality craftsmanship and upscale comfort throughout. From the moment you step inside, the spacious foyer opens to a stunning living room, setting the stage for the home's sophisticated aesthetic. At the heart of the main floor is a gourmet kitchen designed for both everyday living and entertaining. It features a large island with an eating bar, premium stainless steel appliances, gas range, custom maple cabinetry, and abundant storage and counter space. The adjacent dining area includes additional built-in cabinetry, creating a seamless flow for hosting. A dedicated home office, mudroom, and a full four-piece bathroom round out the main level. Throughout the home, you'll find wide staircases, oversized hallways, and high-end finishes including solid wood doors, custom built-ins, triple-cased windows, and designer lighting. Integrated smart-home features include ceiling-mounted speakers and a full security system with cameras. All bathrooms are equipped with in-floor heating, and the open-concept living room is anchored by a striking waterfall gas fireplace. Convenience



meets function with two laundry areas—one on the upper level and another in the basement—as well as a built-in dog wash and roughed-in electrical and plumbing for a future hot tub. Upstairs, natural light floods the vaulted-ceiling bonus room. The luxurious primary suite is a true sanctuary with dual walk-in closets and a spa-like five-piece ensuite complete with deep soaker tub, dual vanities, and a walk-in shower. Two additional bedrooms—one with a walk-in closet—share a five-piece bathroom, while the upper-floor laundry room features a full sink and ample storage. The fully developed lower level includes a fourth bedroom, a three-piece bathroom, a spacious rec room perfect for movie nights or games, and a second laundry zone. Outdoors, enjoy low-maintenance living with a composite rear deck featuring glass railing, illuminated steps, and full irrigation. One of Parkdale’s rare homes with a front driveway, it backs onto a peaceful, undevelopable off-leash hill, offering privacy and nature views. The oversized triple-car garage is fully finished with chip-seal floors, PVC wall panels, a half bath, full Wi-Fi coverage, and a secure, power-lockable loft for extra storage. It also has RV parking, all protected by a welded security gate. Designed for luxury, durability, and modern living, this one-of-a-kind home is perfect for families, professionals, and discerning buyers seeking an elevated lifestyle in one of Calgary’s most desirable neighborhoods.

Built in 2014

## Essential Information

MLS® #	A2225010
Price	\$2,200,000
Bedrooms	4
Bathrooms	4.00

Full Baths	4
Square Footage	2,848
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2908 7 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1B2

### Amenities

Parking Spaces	5
Parking	RV Access/Parking, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air, Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Rubber
Construction	Concrete, Stucco

Foundation	Poured Concrete
------------	-----------------

### **Additional Information**

Date Listed	June 5th, 2025
-------------	----------------

Days on Market	36
----------------	----

Zoning	R-CG
--------	------

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.