



cabinetry, and sliding patio doors taking you out to the rear deck. The rear mudroom helps keep daily essentials organized, and an upscale powder room completes the main level. Upstairs, the primary suite is a true retreat with vaulted ceilings, expansive windows, and a spacious walk-in closet. The spa-like 5-pc ensuite is designed for relaxation, featuring heated tile floors, dual sinks, a freestanding soaker tub, and a walk-in shower with full-height tile surround. Two additional secondary bedrooms share a well-appointed 4-pc bath, while a built-in desk nook on the landing provides the perfect study space. A full laundry room with extra storage ensures everyday convenience. The legal lower suite (pending city approval) is a standout feature, offering a private side entrance and modern finishes as the rest of the home. With 9-ft ceilings, engineered hardwood floors, 2 full baths AND 3 full beds, this suite is ideal for tenants, extended family, or additional living space! The 4-pc baths feature tub/shower combos with full-height tile surrounds. The open-concept kitchen and living area include quartz counters, custom cabinetry, a full-size fridge, electric range, and separate laundry. Rosscarrock is a vibrant inner-city neighborhood, offering quick access to downtown via Bow Trail, transit options like Westbrook C-Train Station, and fantastic shopping and dining at Westbrook Mall, 17th Ave, and Killarney. Outdoor lovers will appreciate Edworthy Park, Douglas Fir Trail, and Shaganappi Point Golf Course, plus top-rated schools just minutes away!

Built in 2025

### **Essential Information**

MLS® #	A2202378
Price	\$1,150,000
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,016
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4136 7 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0E2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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