

4128 7 Avenue SW
Calgary, Alberta

MLS # A2295498



\$918,500

Division:	Rosscarrock		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,007 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu		

Heating:	Electric, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: n/a

** For more info, please click the "More Information" button ** Warm Contemporary Energy Efficient Home in Rosscarrock – Spacious 2005 sq ft Half-Duplex with quick access downtown. Discover effortless urban living in this beautifully maintained 2015 semi-detached 2-story half-duplex, nestled in the desirable Rosscarrock neighbourhood of southwest Calgary. Located on a well-established street with similar residential developments, the home enjoys a cohesive and welcoming streetscape. With easy access to Bow Trail and less than a 10 minute drive to downtown—ideal for professionals, or growing family households seeking low-maintenance sophistication in a peaceful, amenity-rich community with parks, Westbrook Mall, CTrain, and top schools nearby. This open and light filled home offers 2007 sq ft above-grade plus a fully developed basement for 4 bedrooms and 3.5 bathrooms of flexible, high-end living across three levels: Main floor boasts soaring 10' ceilings and a bright open-concept layout, complemented by a convenient 2-piece powder room. Abundant natural light floods the space through two skylights above the stairs enhanced by a striking 12mm glass staircase railing—illuminating the centre of the home. The chef-inspired kitchen is a highlight with an impressive 11' long island, 6cm quartz countertops, and custom pull-out cabinetry for ultimate organization. It seamlessly opens to the living room while still offering a separate dining area, perfect for formal and private gatherings. Upper level features elegant vaulted ceilings, a luxurious primary suite with a walk-in closet and spa-like ensuite including a jet tub and electric in-floor heating, plus two good-sized secondary bedrooms, a full 4-piece bathroom, walk-in laundry with sink, wide hallway and reading area with built-in desk. Fully developed basement

offers a generous fourth bedroom complete with a walk-in closet and 4-piece bathroom. Anchored by a large media/flex room, with a wet bar and built in cabinetry, the space is ideal for hosting guests, relaxed family nights, a home office or comfortable entertaining. Premium upgrades set this home apart: a 7.5kW solar panel system (installed March 2025) for significant energy savings, a brand-new variable-speed S9V2 Trane furnace (2025), full central air conditioning with variable-speed efficiency, rough-in hydronic basement heating ready for expansion, and luxurious electric in-floor heating in the ensuite bath tiled floor. Enjoy year-round comfort with low utility costs and modern smart-home potential. Outside, the deep 125' lot provides generous backyard space—complete with a 10' x 11' pergola ideal for outdoor dining, relaxation, or entertaining under the Alberta sun, plus a double detached garage offering secure parking and ample storage. This turn-key gem combines timeless design with forward-thinking efficiency in one of Calgary's most convenient and underrated southwest neighborhoods. Don't miss your chance to own modern inner-city living in Rosscarrock.