

\$1,099,900 - 4136 7 Avenue Sw, Calgary

MLS® #A2260086

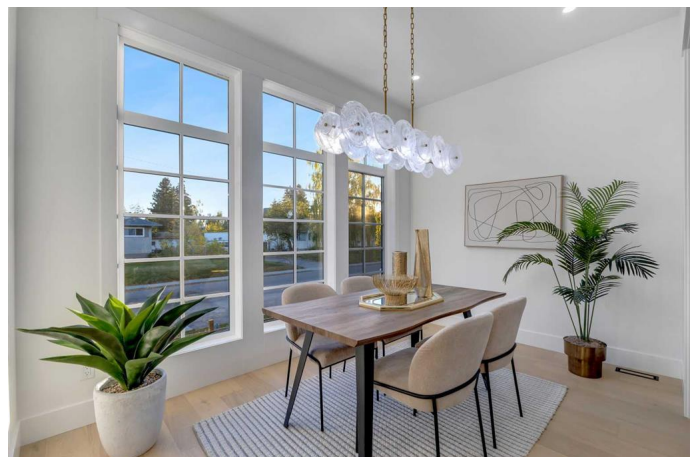
\$1,099,900

6 Bedroom, 5.00 Bathroom, 2,033 sqft

Residential on 0.07 Acres

Rosscarrock, Calgary, Alberta

Don't miss this stunning modern infill in the heart of ROSSCARROCK, designed with HIGH-END FINISHES, a WALKTHROUGH BUTLER'S PANTRY, and a RARE 3-BED, 2-BATH LEGAL LOWER SUITE (approved by the city). With a functional open-concept layout, upscale details, and a prime inner-city location, this home delivers a perfect blend of style and practicality. The spacious foyer welcomes you inside with direct access to the formal dining area, bathed in natural light from oversized windows, making it an ideal space for hosting gatherings or enjoying everyday meals. A walkthrough butler's pantry seamlessly connects the dining room to the chef's kitchen, offering custom cabinetry, a beverage fridge, a sink, and additional storage—perfect for entertaining and meal prep. The kitchen itself is a showstopper, featuring ceiling-height cabinetry, quartz counters, a full-height backsplash, and a large central island with bar seating. A stainless-steel appliance package includes a French door fridge, gas cooktop, wall oven, microwave, and dishwasher, ensuring both function and style. More storage is offered by the eye-catching coffee station or wine area, enhanced with LED lighting and glass displays. A main floor home office off the kitchen adds even more convenience for a work-from-home set up. The bright and open living room is designed for comfort and elegance, featuring an inset gas fireplace with a full-height tile surround with built-in



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 nook on the landing provides the perfect study space and a full laundry room with extra storage ensures everyday convenience. The legal lower suite (approved by the city) 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® #	A2260086
Price	\$1,099,900
Bedrooms	6

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,033
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	1

Interior

Interior Features	Closet Organizers, Open Floorplan, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Landscaped

Roof	Asphalt
Construction	Concrete, Metal Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	32
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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