

\$899,900 - 2207 7 Street Ne, Calgary

MLS® #A2254893

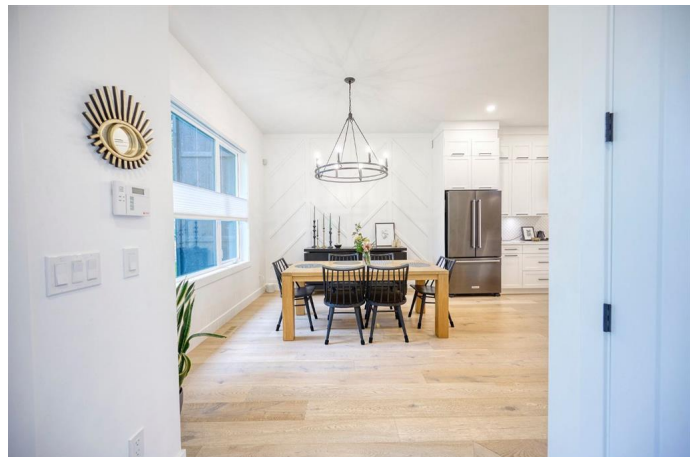
\$899,900

4 Bedroom, 4.00 Bathroom, 2,006 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

A beautiful, quiet, tree-lined location in Winston Heights. You'll enjoy the exceptional quality and attention to detail with over 2900sqft of living space. Total of 4 bedrooms, 3.5 bathrooms and fully finished. Solid construction, premium materials, and thoughtful craftsmanship set it apart from other inner-city properties. This impeccably maintained home offers both luxury and livability. The durable Hardie board exterior reflects the care taken in its construction, while inside, wide-plank hardwood floors, custom millwork, custom window blinds and abundant natural light create an elevated atmosphere. The open-concept main floor blends function and style. A sleek kitchen features upgraded black appliances, contemporary cabinetry with smart storage solutions and custom lighting. The spacious kitchen, dining areas flows seamlessly into a cozy great room with a gas fireplace. A custom-designed mudroom adds practical storage, while the large concrete patio and grassed back yard (with gas line for BBQs) is perfect for entertaining. Upstairs, the primary suite offers a spa-like escape with a custom walk-in closet and a beautifully appointed ensuite with heated floors. Two additional bedrooms with large closets, a full 4pce bathroom, and a large laundry room complete the upper level. The fully developed basement expands your living space with a warm family room with bar area, a fourth bedroom, full 4pce bathroom, and smart under-stair storage. Comfort is ensured



year-round with central A/C, an air purifier, and upgraded insulation between the common wall for soundproofing. Outside, enjoy the fully fenced west-facing backyard, complete with a double detached garage. This is more than just another infill—it's a rare opportunity to own a truly well-crafted home in a sought-after location. Book your showing today before it's gone!

Built in 2020

Essential Information

MLS® #	A2254893
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2207 7 Street Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Double Vanity, Quartz Counters, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Bar Fridge, Oven-Built-In
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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