

# **\$2,750,000 - 3805 7a Street Sw, Calgary**

MLS® #A2231899

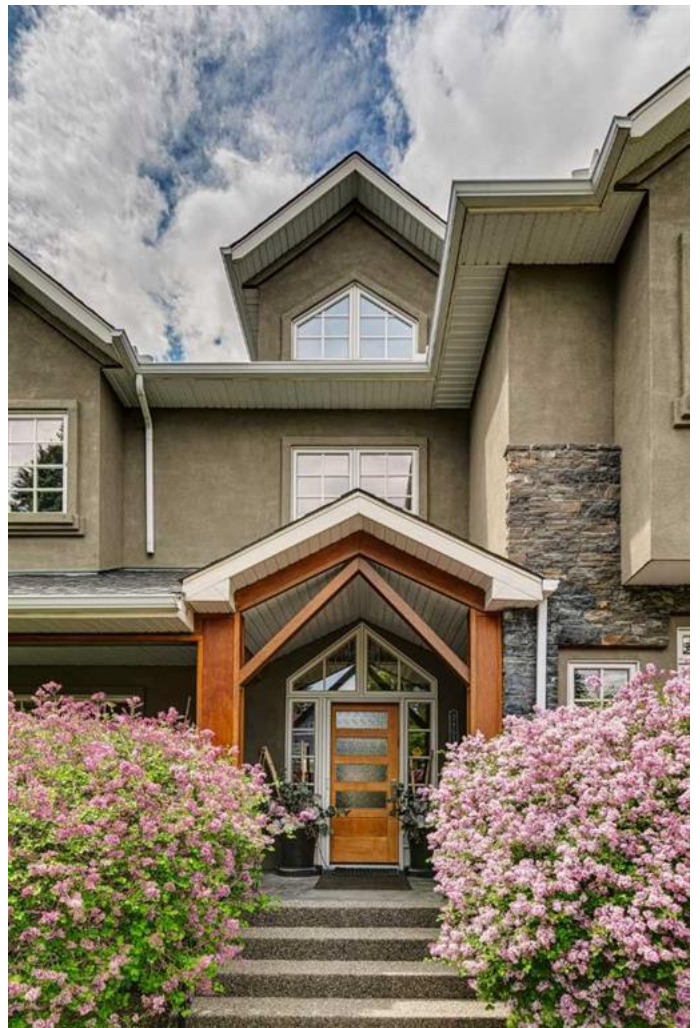
**\$2,750,000**

5 Bedroom, 5.00 Bathroom, 3,878 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Open house Sunday July 6, 230-4pm. Superb layout and location for this elegant two story executive family home, offered at \$715 per square foot. This Air Conditioned home offers a fantastic layout for family life + entertaining with spacious principal rooms, high ceilings, loads of natural light + gorgeous hardwood flooring. Over 3800 square feet on the top two floors plus a totally developed lower level in an amazing location just down the street from the Elbow Park community center + tennis courts + a block from popular Elbow Park school. The main floor spaces include a spacious main floor office, comfortable living room + formal dining room + a fantastic great room set up at the entire back of the house with a huge family room open to the chefs kitchen with with professional-grade appliances all in mint condition, huge island, Shelf Genie organizers, casual dining area + highly functional butler pantry. An efficient mudroom at the rear entrance leads to the backyard + garage. Upstairs are four large bedrooms. Two share a Jack-and-Jill bathroom. The expansive primary bedroom includes a private balcony, sitting area, fireplace, large dressing rooms + a luxurious ensuite with a large dual vanity, whirlpool tub + newer steam shower. The lower level offers a large games room with polished concrete flooring, a self contained media room, an additional bedroom + bathroom + substantial storage room. The exquisitely landscaped lot with west facing backyard includes a large deck + a double



detached garage with refinished flooring, security bars, built-in organizers, and a heater. Recent updates include refinished main floor hardwood, a freshly painted exterior, a newer roof, upper-floor air conditioning, a security system, a tankless water heater + a reverse osmosis system. This quality built home is a must see!

Built in 2002

### **Essential Information**

MLS® #	A2231899
Price	\$2,750,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,878
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3805 7a Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2Y8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Island, Pantry, Soaking Tub,
Appliances	Dishwasher, Dryer, Freezer, Washer, Water Softener, Wine
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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