

# \$2,775,000 - 3805 7a Street Sw, Calgary

MLS® #A2205420

**\$2,775,000**

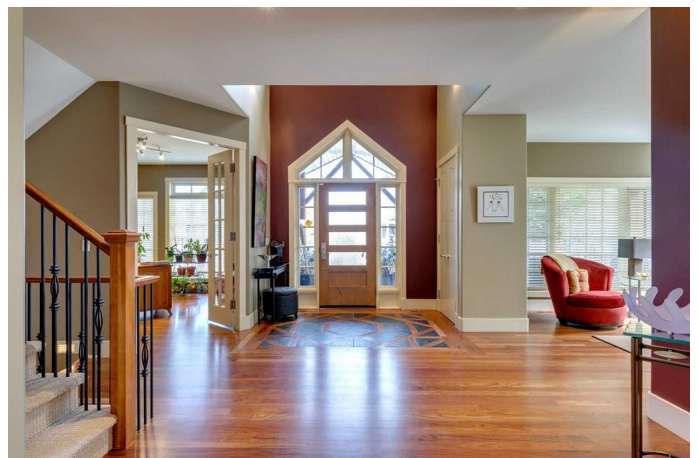
5 Bedroom, 5.00 Bathroom, 3,879 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Open house Saturday May 3rd, 230-4pm. This perfectly located, two-story executive family home is just a few blocks from Elbow Park School, the Community Centre, tennis courts, playground, the Glencoe Club, the pathway system, and downtown. With over 5746.47 sq. ft. of living space and five bedrooms, this meticulously maintained home is ideal for family living. The main floor features a private office off the front entrance + a formal living room with a lovely fireplace. At the back with loads of windows overlooking the back garden, the spacious family room with a fireplace connects to the large kitchen. It is efficiently designed with professional-grade appliances, Shelf Genie organizers, an island, a casual dining area + a butler's pantry. A 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 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 home offers luxury, comfort + convenienceâ€”an exceptional opportunity in Elbow Park.

Built in 2002

### Essential Information

MLS® #	A2205420
Price	\$2,775,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,879
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, Built-in Features, Double Vanity, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
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Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer, Gas Oven, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Mantle, Master Bedroom, Three-Sided
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	March 25th, 2025
Days on Market	60
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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