2003 7 Avenue SE

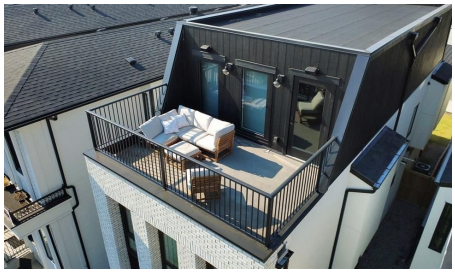
Calgary | Active | MLS® A2341105

$1,699,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2024**	**2,782 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

A SHOWSTOPPING 3-STOREY LUXURY INFILL IN INGLEWOOD offering over 3,650 SQ. FT. OF DEVELOPED LIVING SPACE, stunning Bow River views, exceptional custom finishes, and smart-home technology throughout. Perfectly positioned directly across from the Bow River pathway system, this architecturally striking residence blends timeless full-brick construction with bold contemporary design. From automated blinds and integrated lighting to a heated outdoor pergola with motorized shades, every detail has been designed for effortless luxury, comfort, and entertaining. Tucked away on a quiet street yet within walking distance to Inglewood's acclaimed restaurants, breweries, boutiques, live music venues, parks, and pathways, this is a one-of-a-kind inner-city residence.

Inside, the main level impresses with soaring 10-ft ceilings, 8-ft doors, HERRINGBONE hardwood flooring, custom millwork and elevated finishes throughout. The chef-inspired kitchen features quartz countertops and backsplash, custom soft-close cabinetry, under-cabinet lighting, pull-out spice drawers, a pot filler, hidden walk-in pantry, and an oversized island with LED accent lighting, bar seating, and white-oak detailing. A premium JennAir appliance package includes a gas cooktop, built-in oven and microwave, panelled French-door refrigerator, and dishwasher.

The formal dining room is framed by full-height windows, wainscotting, and a designer chandelier, while the rear living room centres around an inset gas fireplace with full-height brick surround and custom built-ins. Oversized 8-ft sliding doors open to an incredible HEATED PERGOLA with AUTOMATIC RETRACTABLE SHADES, creating a luxurious outdoor living space for entertaining throughout the seasons. A paved rear lane adds another finishing touch.

A dramatic floor-to-ceiling glass wall highlights the wood-wrapped OPEN-RISER staircase. Upstairs, the primary retreat captures Bow River views through ceiling-height windows and features a custom walk-in closet with built-in lighting. The spa-inspired ensuite offers heated tile floors, motion-activated lighting, a fully tiled STEAM SHOWER with body jets, dual vanity, and freestanding soaker tub. Both secondary bedrooms are private JUNIOR SUITES, each with its own closet and 3-pc ensuite.

The third-floor loft is an entertainer's dream, featuring a spacious rec area, FULL WET BAR, powder room, and access to a large balcony overlooking the Bow River. The fully developed basement adds another rec space, a custom floating TV wall, and a pocket office with dual workstations.

A FULLY INTEGRATED SMART-HOME SYSTEM elevates the experience with automated window coverings and programmable lighting, allowing you to instantly adjust privacy, ambience, and mood throughout the home.

With over 3,650 SQ. FT. of developed living space, three above-grade levels, river views, full-brick architecture, smart-home automation, heated pergola, premium finishes, paved rear lane, and a prime Inglewood location, THIS HOME TRULY HAS IT ALL.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341105
Bedrooms	4
Bathrooms	5

Year Built	2024
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,782 sq. ft.
Below Grade Finished Area:	895 sq. ft.
Acreage:	No
Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	5236R
Heating:	Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Composite Siding, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Full
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Southeast
Community:	Inglewood
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Inclusions:	Basement TV
Restrictions:	None Known
Main Floor	Dining Room · 14'6" × 10'3" ·
Main Floor	Foyer · 7'2" × 6'5" ·
Main Floor	Kitchen · 21'9" × 13'9" ·

2nd Floor	Bedroom · 11'5" × 9'8" ·
2nd Floor	Bedroom · 11'5" × 9'8" ·
2nd Floor	Laundry · 7'9" × 5'11" ·
2nd Floor	Bedroom - Primary · 18'8" × 16' ·
2nd Floor	Walk-In Closet · 7'5" × 5'11" ·
Basement	Bedroom · 14'8" × 11'5" ·
Basement	Exercise Room · 10'9" × 8'4" ·
Basement	Game Room · 24'6" × 14'7" ·
Basement	Storage · 14'6" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Enclosed, Front Porch, Pergola, Screened
Lot Features:	Back Lane, Back Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2003-7-avenue-se-calgary-a2341105/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.