

# \$1,699,000 - 2102 7 Street Sw, Calgary

MLS® #A2217768

**\$1,699,000**

3 Bedroom, 3.00 Bathroom, 2,205 sqft

Residential on 0.18 Acres

Upper Mount Royal, Calgary, Alberta

Welcome to 2102 7 Street SW—a timeless character home on a beautifully treed corner lot in one of Calgary's most prestigious neighbourhoods: Upper Mount Royal. Start your day on the spacious front porch, the perfect spot for coffee or conversation.

Inside, the warm and welcoming living room flows into a charming sitting room, ideal for relaxing or entertaining. A classic formal dining room provides space for all your family gatherings. The sun-filled kitchen has been updated with granite countertops, a gas stove, and newer appliances. The eat-in area is perfect for more casual dining, and the kitchen window seat overlooks an incredible garden—your own private park in the city, spanning over 7,600 square feet.

Upstairs, you'll find three generous sized bedrooms plus a sunny upper-level den or office—ideal for working from home or enjoying a cozy reading nook. The primary bedroom features two walk-in closets and a balcony. The expansive ensuite bathroom includes a vanity with double sinks and a stand-up shower. This floor plan offers plenty of space for families and guests.

The fully finished basement provides even more flexible space to suit your lifestyle. An oversized double garage, along with room for three additional vehicles, offers parking for five—a rare inner-city luxury.



The location is unbeatable. Youâ€™re just a 7-minute walk to Mission or 17th Avenue, with their vibrant shops, caf s, and dining options. Walk or bike downtown to work. Nearby schools for all ages include Earl Grey School, Mount Royal School, and Western Canada High School.

Book a showing today!

Built in 1915

**Essential Information**

MLS� #	A2217768
Price	\$1,699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,205
Acres	0.18
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2102 7 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2X2

**Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Driveway

# of Garages 2

### Interior

Interior Features Bar, Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas, Family Room, Gas Starter, Mixed

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Balcony, Garden, Private Yard, Courtyard

Lot Description Corner Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete, Combination

### Additional Information

Date Listed May 6th, 2025

Days on Market 1

Zoning DC

### Listing Details

Listing Office RE/MAX First

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