



THE
A-TEAM

**RE/MAX
FIRST**

2609 7 Avenue, Calgary T2N 1A4

MLS®#: **A2141525**

Area: **West Hillhurst**

Listing Date: **06/14/24**

List Price: **\$1,895,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **2,935**

Low Sqft:

Ttl Sqft: **2,935**

DOM

14

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,800 sqft**

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Interior Lot,Landscaped,Underground Sprinklers,Rectangular Lot,Treed**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`9" x 10`4"
Breakfast Nook	Main	8`2" x 6`1"
Family Room	Basement	20`6" x 17`1"
Laundry	Upper	11`2" x 5`2"
Bedroom - Primary	Upper	18`3" x 13`11"
Bedroom	Upper	13`0" x 11`6"

Room	Level	Dimensions
Dining Room	Main	14`10" x 12`1"
Living Room	Main	18`7" x 15`2"
Office	Main	13`11" x 13`0"
Mud Room	Main	11`8" x 9`0"
Bedroom	Upper	13`0" x 11`5"
Bedroom	Basement	14`4" x 12`1"

Bedroom
4pc Bathroom
6pc Ensuite bath

Basement
Basement
Upper

13`4" x 11`9"
0`0" x 0`0"
0`0" x 0`0"

2pc Bathroom
4pc Bathroom

Main
Upper

0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

331AB

Remarks

Pub Rmks:

Welcome to this stunning executive family home situated under a canopy of trees in the coveted West Hillhurst. This home is sure to impress, boasting over 4,460 sq.ft. of developed living space with fine European finishes, a gracious 24ft vaulted foyer, and oak hardwood floors. The low maintenance front yard offers automatic underground sprinklers and lush perennials. A front porch is ideal to relax on and welcomes you as you make your way inside to a spacious foyer and large office that is separate from the main living areas for the utmost privacy. A spacious formal dining room showcases coffered ceilings, while an inviting living room is highlighted by custom built-ins and a gorgeous gas fireplace. Culinary enthusiasts will love the gourmet kitchen with solid maple custom cabinets, high-end appliances (Miele, Dacor and Sub-Zero), and walk-through pantry with access to the large mudroom. The extensive centre island features granite counters and ensures ample room for entertaining as everyone gathers around. A dramatic curved staircase leads up to a full bathroom and three generous bedrooms, including the primary, all with walk-in closets. The tranquil primary retreat with downtown views from the sitting area features a 2-way fireplace that leads to the lavish 6pc ensuite complete with Grohe fixtures, in-floor heat, jetted soaker tub and glass-enclosed shower. A convenient upstairs laundry room includes storage, sink, and wraps around to a gorgeous balcony that overlooks the front street. The fully developed lower presents heated floors, an extensive rec room with custom media built-in and wet-bar. Two generous bedrooms, one ideally functioning as a home gym, along with a full bath complete the level. Extend your outdoor living in the south-exposed backyard. Dinners on the outside deck extends your space for entertaining or you can relax and unwind after a long day on the lower patio or practice your short game on the custom-designed putting greens and chipping area. Located within steps to the Karl Baker off-leash dog park, the lush Bow River Parkway system, Helicopter Park, and the Foothills Hospital and mere minutes to great restaurants, trendy Kensington, and the Downtown Core. This real estate gem is a masterpiece of quality workmanship and ready for you to call "home."

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













