



THE
A-TEAM

**RE/MAX
FIRST**

2410 7 Avenue, Calgary T2N 1A2

MLS®#: **A2144437**

Area: **West Hillhurst**

Listing Date: **06/28/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2002

Lot Information

Lot Sz Ar:

3,595 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Double Garage Detached

Finished Floor Area

Abv Sqft:

2,057

Low Sqft:

Ttl Sqft:

2,057

DOM

4

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Cork,Hardwood,Other,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Granite Counters,High Ceilings,Skylight(s)

Utilities:

Room Information

Room

Living Room

Dining Room

Bedroom - Primary

Bedroom

Game Room

3pc Bathroom

4pc Ensuite bath

Level

Main

Main

Upper

Upper

Lower

Basement

Upper

Dimensions

11`6" x 14`0"

10`9" x 10`1"

17`7" x 15`0"

10`5" x 9`7"

21`0" x 15`4"

0`0" x 0`0"

0`0" x 0`0"

Room

Kitchen

Den

Bedroom

Bedroom

2pc Bathroom

4pc Bathroom

Level

Main

Main

Upper

Lower

Main

Upper

Dimensions

15`5" x 10`7"

14`0" x 12`4"

13`3" x 9`7"

18`8" x 15`4"

0`0" x 0`0"

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

710N

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** Charming oversized semi-detached infill on an EXTRA-DEEP, heavily treed lot on a quiet street in West Hillhurst! Mature trees, complete landscaping, stone pillars, and a classic front porch provide a wonderful welcome to this classic home, all within walking distance of nearby parks, shops, amenities, and transit. The extra-deep lot makes this home larger than your typical infill and boasts a generous backyard space. Quality-built in an elegant and timeless style, this home features numerous upgrades, including 3x fireplaces, elevated and vaulted ceilings, hardwood flooring, and numerous built-ins. A three-way fireplace w/ stone surround serves as an elegant divider to the front living room and formal dining room. At the rear of the home, an extra-large kitchen boasts an enormous peninsula w/ eating space for up to 6 people, perfect for entertaining! Upgrades include a newly painted white kitchen w/ granite counters, s/s appliances, under-cabinet lighting, and a built-in wine rack. Plentiful cabinetry and a large corner pantry offer tons of storage space for food and dishware. Featuring a corner gas fireplace, the sizeable rear flex room makes a great dining nook, family room, or even a home office space. The large formal mud room w/ a coat closet keeps coats and shoes out of sight. Upstairs, 3 windows plus a skylight flood the upper level in natural light. Hardwood floors extend up the stairs and into all 3 bedrooms. The primary bedroom features soaring vaulted ceilings, a gas fireplace, built-ins, and a sizeable walk-in closet. The bright 4pc ensuite has a one-of-a-kind vanity w/ built-in upper cabinets and drawers, tile floors, a jetted tub, and a fully tiled shower with a glass enclosure. Both additional upper bedrooms feature vaulted ceilings and offer quick access to the main 4pc bath w/ a tiled tub/shower. The formal laundry room features tile floors, built-in cabinetry, and a laundry sink for ultimate convenience. The fully-developed basement features an enormous bedroom, a 3pc bath, extra laundry hookups, and lots of storage. The large recreation room features a built-in media unit and makes for a great theatre area. The extra-deep lot provides a sizeable backyard w/ a wooden patio, a concrete walk, established planters, a newly stained fence, and quick access to the double detached garage. West Hillhurst is favoured by families and professionals alike thanks to its proximity to Downtown, U of C, and both the Foothills and Children's Hospitals. Just a short bike ride or walk to the Bow River pathways, shops, parks, schools, and all that Kensington has to offer, this is a choice inner-city location!

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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













