



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2340 7 Avenue, Calgary T2N1A2**

MLS® #: **A2150991**

Area: **West Hillhurst**

Listing Date: **07/19/24**

List Price: **\$1,899,000**

Status: **Pending**

County: **Calgary**

Change: **-\$50k, 15-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Finished Floor Area

Abv Sqft: **3,860**

Low Sqft:

Ttl Sqft: **3,860**

Lot Information

Lot Sz Ar: **7,254 sqft**

Lot Shape:

DOM

**126**

Layout

Beds: **6 (5 1 )**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane, City Lot, Front Yard, Lawn, Garden, Landscaped, Private, Treed**  
Park Feat: **Parking Pad, Triple Garage Detached**

Utilities and Features

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

Construction: **Concrete, Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Granite, Hardwood, Tile**  
Water Source:  
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>14' 3" x 13' 0"</b>	<b>Nook</b>	<b>Main</b>	<b>13' 11" x 7' 1"</b>
<b>Pantry</b>	<b>Main</b>	<b>6' 2" x 5' 3"</b>	<b>Living Room</b>	<b>Main</b>	<b>16' 3" x 13' 8"</b>
<b>Laundry</b>	<b>Main</b>	<b>8' 0" x 13' 10"</b>	<b>Office</b>	<b>Main</b>	<b>11' 0" x 13' 0"</b>

<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 13`0"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>16`7" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>6`2" x 12`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 10`6"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`8" x 7`6"</b>	<b>Balcony</b>	<b>Upper</b>	<b>12`1" x 5`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>18`6" x 17`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 20`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`1" x 6`2"</b>	<b>Entrance</b>	<b>Main</b>	<b>7`11" x 6`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`0" x 7`10"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 13`0"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>4`4" x 5`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`0" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`6" x 16`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>11`2" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`4" x 16`0"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`3" x 7`0"</b>
<b>Library</b>	<b>Basement</b>	<b>14`11" x 10`3"</b>	<b>Storage</b>	<b>Basement</b>	<b>9`2" x 6`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>23`11" x 29`11"</b>	<b>Walk-In Closet</b>	<b>Basement</b>	<b>8`2" x 8`4"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>15`4" x 11`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 11`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`0" x 8`6"</b>	<b>Other</b>	<b>Basement</b>	<b>12`8" x 15`3"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-C2**  
 Legal Desc: **710N**

Remarks

Pub Rmks: **Welcome to your next home with curb appeal that is truly head turning! Nested on a quiet street in West Hillhurst, this move-in-ready property boasts a beautifully landscaped yard, a welcoming front porch with a relaxing porch swing. Greet your guest inside an elegant granite tiled vestibule before entering a 2-story vaulted foyer filled with the tranquil ambiance of the built in water wall feature and double skylights. With over 5700 sqft of living space, the main floor has newly refinished Canadian hardwood floors and soaring 9-foot ceilings. The rear entry features a tiled mudroom with built-in locker storage. A double French door leads to a professional front office with hand-stained desk and shelving. Off the foyer is a formal front sitting room and dining room with custom molding and artwork lighting. A spacious kitchen is designed for entertaining featuring an L-shaped island, granite countertops throughout the home, large single basin sink with Blanco tap and raised bar seating. The kitchen is equipped with an electric cooktop wired for induction, custom hoodfan, Miele dishwasher, convection wall oven, built-in microwave, fridge/freezer along with a second built in Subzero fridge in the mud room. The kitchen features ample storage including a large walk-in pantry and cabinets, perfect for everyday use. The spacious main family room is perfect for relaxing with the family and has the first of 3 fireplaces in the house. A dining nook and computer station are located just off the kitchen and bring in a lot of natural light to the space. Upstairs, the bright and airy atmosphere continues with a sun-bathed landing leading to the 5 upstairs bedrooms. The generous primary suite features a private balcony, fireplace and vaulted ceiling. The ensuite bathroom with double vanities, soaker tub, glass shower, and 2 spacious walk-in closets. The four other upstairs bedrooms share 2 Jack & Jill style 4pc bathrooms. The front walk-up basement is perfect for entertaining or a fun night in with the family. Featuring a large carpeted second family room with fireplace, a heated tile area perfect for a pool table and games area. A light-controlled media room with built in second riser for theater style seating. The lower level also features two other bedrooms which are setup for an exercise room and spa room along with an additional bedroom with 4pc ensuite bathroom. The backyard retreat is a private oasis with mature trees, 2 separate patios, raised vegetable patch and covered deck with BBQ hookup. An oversized triple insulated garage is accessible via a paved alley along with a carport for an additional vehicle. Don't miss the opportunity to make this extraordinary property your own!**

Inclusions:  
 Property Listed By: **First Place Realty**

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





























