



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2539 7 Avenue, Calgary T2N 1A5**

MLS®#: **A2165132**

Area: **West Hillhurst**

Listing Date: **09/12/24**

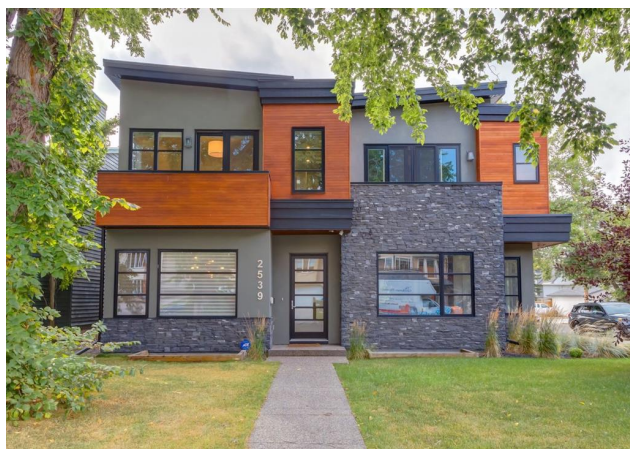
List Price: **\$1,199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,967**

Year Built:

**2017**

Low Sqft:

Ttl Sqft:

**1,967**

Lot Information

Lot Sz Ar:

**3,013 sqft**

Lot Shape:

DOM

**7**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Level,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Cedar,Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer/Dryer,Window Coverings**

Int Feat:

**Built-in Features,Kitchen Island,Open Floorplan,Recessed Lighting,Skylight(s),Soaking Tub**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>17`0" x 10`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`5" x 13`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`3" x 12`10"</b>	<b>Other</b>	<b>Main</b>	<b>8`3" x 3`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`9" x 4`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`0" x 5`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`10" x 6`2"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`9" x 13`1"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>16`5" x 6`5"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`5" x 10`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`1" x 10`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 10`0"</b>

4pc Bathroom  
Breakfast Nook  
Storage

Second  
Basement  
Basement

10`4" x 4`11"  
19`11" x 18`11"  
14`1" x 8`8"

Laundry  
Bedroom  
3pc Bathroom  
Legal/Tax/Financial

Second  
Basement  
Basement

7`5" x 5`5"  
12`5" x 11`8"  
8`8" x 4`11"

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-C2

331AB

Remarks

Pub Rmks:

**High-quality construction and top-notch finishings abound in this gorgeous West Hillhurst home, nestled in a serene location. This beautiful tree-canopied street is one block from a sprawling park and playground, close to Bow River paths, and steps to NW medical centers. With stone exterior details, wood soffit front entry, and perfect spacious entries front and back with built cabinets in the rear mudroom. This abode showcases sleek European-style cabinetry, evoking a Scandinavian modern vibe. It has push-to-open cabinet doors and drawers, boasting dovetailed wood fronts and a full wood interior. Decked out with a high-end stainless steel Bosch appliance set and a striking center island with slab quartz counters and a waterfall finish. There are wide plank white oak floors, and abundant natural light through large windows, with high-end Hunter Douglas blinds throughout. An open front-to-back design with quality full wood framed sliding patio doors to the sunny south backyard. The staircase is lit with natural light from the second-level skylight. The Primary bedroom has soaring 12 ft ceilings, a private upper balcony and a walk-through open-style closet, with abundant built-in drawers and cabinets. The ensuite has a lovely vessel bathtub with wall-mounted faucets, dual sink vanities and heated floors. Upstairs is complete with two additional bedrooms, and a generous laundry room. The basement is fully finished with a wet bar, and the recreation area has a committed gym niche with rubber flooring. Downstairs also has plenty of storage including a large storage room with built-in cabinets and rubber floors. An array of better-than-new features, including AC, fully wired with built-in speakers throughout, Nest thermostat control, full AC, and a spacious 2-car garage. For complete details book a private viewing, today.**

Inclusions:  
Property Listed By:

N/A  
Real Broker

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







