



THE
A-TEAM

**RE/MAX
FIRST**

2022 7 Avenue, Calgary T2N 0Z6

MLS®#: **A2165143**

Area: **West Hillhurst**

Listing Date: **09/13/24**

List Price: **\$1,799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **5,403 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,361**
Low Sqft:
Ttl Sqft: **2,361**

DOM

6

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Lawn,Irregular Lot,Landscaped,Street Lighting,Private,Rectangular Lot,Treed

Park Feat:

Double Garage Detached,Garage Door Opener,Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction:

Silent Floor Joists,Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	11`3" x 6`3"
Dining Room	Main	14`11" x 10`7"
Pantry	Main	5`1" x 3`7"
2pc Bathroom	Main	6`10" x 4`10"
Bedroom - Primary	Second	14`7" x 14`7"
5pc Ensuite bath	Second	13`6" x 12`2"

Room	Level	Dimensions
Den	Main	11`10" x 10`7"
Kitchen	Main	18`11" x 10`11"
Living Room	Main	15`6" x 14`0"
Mud Room	Main	11`11" x 5`8"
Walk-In Closet	Second	10`7" x 6`7"
Bedroom	Second	17`10" x 9`9"

Walk-In Closet	Second	5`7" x 4`6"	Bedroom	Second	17`10" x 9`9"
Walk-In Closet	Second	4`7" x 4`4"	5pc Bathroom	Second	11`9" x 8`3"
Family Room	Basement	17`11" x 14`3"	Game Room	Basement	20`0" x 9`6"
Bedroom	Basement	13`6" x 10`0"	Bedroom	Basement	11`8" x 9`11"
3pc Bathroom	Basement	10`2" x 5`0"	Laundry	Basement	10`2" x 8`3"
Furnace/Utility Room	Basement	14`0" x 8`2"			

Legal/Tax/Financial

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

Remarks

Pub Rmks: **This alluring traditional-style home has exceptional curb appeal, with its beautifully landscaped front yard and majestic trees inviting you to the front porch. A formal tiled foyer leads to refinished maple hardwood floors that flow throughout the main level, including a formal den featuring a fireplace and vaulted ceiling. The bright and airy dining room opens through a swinging door to a kitchen outfitted with high-end stainless steel appliances, including a gas stove, and finished with Brazilian quartz countertops in a stylish leather finish. The kitchen also offers a spacious sit-at island, an eating nook, ample cabinet storage, and a walk-in pantry. The family room is centred around a stone gas fireplace and opens to a private backyard with a stone patio perfect for outdoor dining. Additional backyard amenities include a firepit, climbing wall, and direct access to an expansive off-leash dog park. Providing a convenient and organized space for storing shoes, coats, and backpacks, the practical mudroom also features built-in lockers. An oversized double garage offers ample storage space and is wired for 220V. Upstairs, you'll find three generous bedrooms: the primary bedroom with vaulted ceilings, a large walk-in closet, and a luxurious 5-piece ensuite featuring dual sinks, a soaking tub, and a custom shower. The second bathroom also includes dual sinks. The fully developed lower level offers bright family and recreation rooms with large windows, in-floor heat, an entire laundry area with chutes from the upper floors, a large bedroom, and a storage room that could serve as an additional bedroom. This home's location is unbeatable, situated minutes from parks, the community sportsplex, Kensington's vibrant amenities, schools of all levels, shopping, downtown, public transit, and top medical centres.**

Inclusions: -
 Property Listed By: **RE/MAX Real Estate (Central)**

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













