



THE
A-TEAM

**RE/MAX
FIRST**

2428 7 Avenue, Calgary T2N 1A2

MLS®#: **A2165335**

Area: **West Hillhurst**

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

List Price: **\$860,000**

Status: **Pending**

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:

2,109

Year Built:

2006

Low Sqft:

Ttl Sqft:

2,109

Lot Information

Lot Sz Ar:

3,595 sqft

Lot Shape:

DOM

6

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:

Back Lane,Back Yard,Front Yard,Landscaped

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

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

Int Feat:

Breakfast Bar,Granite Counters,Kitchen Island,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	11`9" x 15`4"
Dining Room	Main	10`2" x 9`5"	Kitchen	Main	10`2" x 14`10"
Living Room	Main	14`11" x 17`3"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	9`9" x 16`0"
Bedroom	Upper	9`10" x 11`2"	Laundry	Upper	9`6" x 6`1"
Bedroom - Primary	Upper	20`1" x 20`7"	3pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	11`0" x 14`11"	Game Room	Lower	19`2" x 16`11"

Title:
Fee Simple
 Legal Desc:

710N

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to this stunning home located in the desirable community of West Hillhurst. This property boasts exceptional curb appeal, featuring Trex decking both at the front and back, along with extensive stone exterior detailing that creates a lasting first impression. Situated on a beautifully landscaped 144-foot deep lot, the home offers a private backyard complete with underground sprinklers, perfect for those who love outdoor living. As you enter through the spacious front entry, you're greeted by an abundance of natural light that fills the home, highlighting the grand design. The elegant front dining room is perfectly suited for both intimate dinners and larger gatherings. The kitchen is a chef's dream, with granite countertops, ample counter and storage space, an eat-up breakfast bar, and a casual dining nook that makes everyday meals easy and enjoyable. The open-concept design flows seamlessly into the living room, which features floor-to-ceiling windows offering a breathtaking view of the outdoor space, bringing the outside in. Upstairs, the Owner's suite is nothing short of spectacular, with stunning floor-to-ceiling windows, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite bathroom. Two additional bedrooms, both equipped with built-in closet organizers, a main bath, and an upstairs laundry room with a folding counter and sink provide functionality and style. The fully developed basement offers even more living space, including a fourth bedroom with large, sunny south-facing windows, a steam shower, a media room, and more. Additionally, this home boasts an oversized garage, freshly painted and finished, with the added benefit of no shared walls. This incredible inner-city gem is perfectly situated, just minutes from schools, parks, the hospital, and major roadways, making it as convenient as it is beautiful. Extensive built-ins throughout the home add both convenience and value, making this property truly one-of-a-kind.**

Inclusions: **n/a**
 Property Listed By: **RE/MAX iRealty Innovations**

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











