



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2419 7 Avenue, Calgary T2N 1A3**

MLS®#: **A2167173**      Area: **West Hillhurst**      Listing Date: **09/19/24**      List Price: **\$619,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 16-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1977**  
Lot Information  
 Lot Sz Ar: **3,239 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**  
 Park Feat: **Single Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,221**  
 Low Sqft:  
 Ttl Sqft: **1,221**

DOM

**63**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`10" x 11`11"	Kitchen	Main	8`1" x 8`11"
Dining Room	Main	10`10" x 8`7"	Breakfast Nook	Main	6`10" x 6`6"
Game Room	Basement	10`10" x 13`0"	Bedroom - Primary	Upper	10`10" x 12`3"
Bedroom	Upper	9`0" x 12`0"	Bedroom	Upper	9`7" x 10`0"
Bedroom	Basement	14`10" x 9`0"	Bedroom	Basement	14`10" x 9`0"
2pc Bathroom	Main	4`3" x 4`9"	4pc Bathroom	Upper	7`10" x 4`11"
3pc Bathroom	Basement	5`2" x 6`10"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**710N**

Remarks

Pub Rmks: **Welcome to West Hillhurst - One of Calgary's Most Sought-After Communities! Nestled on a quiet street in the heart of this vibrant neighborhood, this charming semi-detached home offers the perfect blend of urban living and suburban tranquility. Boasting over 1,700 sq ft of developed living space, it features 5 bedrooms, 2.5 baths, and a single detached garage—ideal for growing families or those seeking additional space. Step inside to find a bright, open main floor with sleek vinyl flooring and abundant natural light streaming through large windows. The kitchen is complete with classic white cabinetry and matching appliances, while sliding doors off the dining area lead to a cozy deck, perfect for relaxing. Upstairs, you'll find three spacious bedrooms, each offering generous closet space. The fully finished basement provides a versatile family/recreation room, along with two additional bedrooms—perfect for guests, a home office, or a workout space. Outside, enjoy a low-maintenance, landscaped, south-facing backyard that's perfect for relaxing in privacy. The prime location offers proximity to schools, parks, playgrounds, and shopping. A short stroll will take you to the trendy Kensington district, home to some of Calgary's best shops and restaurants. This exceptional family home is waiting for you! Book your private viewing today!**

Inclusions: **n/a**  
Property Listed By: **2% Realty**

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









