

2540 7 Avenue, Calgary T2N 1A4

MLS®#: **A2173528** Area: **West Hillhurst** Listing Date: **10/18/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **-\$50k, 31-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1999**
 Lot Information
 Lot Sz Ar: **3,239 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,120**
 Low Sqft:
 Ttl Sqft: **2,120**

DOM

34
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot**
 Park Feat: **Additional Parking,Concrete Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard** Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Crown Molding,French Door,Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	16`3" x 15`8"
Kitchen	Main	16`3" x 13`10"	Living Room	Main	13`0" x 15`6"
Den	Main	14`7" x 15`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	13`0" x 14`1"

Bedroom
Game Room

Upper
Lower

11`2" x 14`1"
19`1" x 21`4"

Bedroom - Primary

Upper

14`0" x 19`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010076

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to an exquisite haven of luxury and tranquility, perfectly situated in a coveted private setting that backs onto the serene Karl Baker Off-Leash Dog Park in the community of West Hillhurst. This home offers a seamless blend of elegance and modern living, with an open-concept design that flows effortlessly between the gourmet kitchen, stylish living room, and a versatile dining area. At the front of the home, a formal dining room or executive office/den provides the perfect space for intimate gatherings or productive work-from-home days. The upper level boasts three generously sized bedrooms, including a stunning primary suite complete with a spa-inspired ensuite, walk-in closet and private balcony. A beautifully appointed main bath and convenient second-floor laundry add to the ease of living. Flooded with natural light, the home captures beautiful views of the backyard oasis and the adjacent Environmental Reserve, offering peace and privacy at every turn. Crafted with impeccable attention to detail, the interior features rich hardwood floors, custom maple cabinetry, and a bespoke entertainment center that frames a cozy fireplace—ideal for hosting or unwinding in style. Elevated ceilings at 9 feet, expansive windows, a developed basement, and the comfort of central air conditioning further enhance the sophisticated living experience. Step outside to your large private and fully fenced backyard, complete with a large deck perfect for alfresco dining or enjoying the tranquil surroundings. With proximity to Kensington, you will find great shopping, amazing restaurants. Downtown, Foothills Hospital, the Bow River, scenic bike paths, and picturesque parks are all within minutes. This property offers a lifestyle that is both vibrant and serene. An attached garage adds convenience to this exceptional home, where every element has been designed with luxurious living in mind. This is more than just a home—it's a lifestyle, awaiting its next discerning owner.

Inclusions:
Property Listed By:

N/A
Sotheby's International Realty Canada

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











