



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2726 7 Avenue, Calgary T2N 1A7**

MLS®#: **A2184628**

Area: **West Hillhurst**

Listing Date: **01/02/25**

List Price: **\$899,500**

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:

**2,007**

Year Built:

**1995**

Low Sqft:

Ttl Sqft:

**2,007**

Lot Information

Lot Sz Ar:

**2,992 sqft**

Lot Shape:

DOM

**7**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

**Backs on to Park/Green Space,Environmental Reserve,Low Maintenance**

**Landscape,Landscaped,Private,Rectangular Lot**

Park Feat:

**Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**French Door,No Animal Home,No Smoking Home,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>19`10" x 12`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 13`8"</b>
<b>Family Room</b>	<b>Main</b>	<b>8`10" x 11`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`6" x 21`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`3" x 17`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 18`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 10`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`3" x 5`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`7" x 11`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>	

2pc Bathroom

Main

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**331AB**

Remarks

Pub Rmks: **Nestled on a quiet, tree-lined street and backing directly onto the serene Karl Baker Park, this stunning home offers the perfect blend of luxury and convenience in a highly desirable neighborhood. Just steps from the Bow River, Foothills Hospital, and Helicopter Park, and within walking distance to top-rated schools, parks, shopping, and dining, this home is truly a rare find. Inside, oak hardwood floors on the main level lead to a bright living space with a cozy gas fireplace. The newly renovated kitchen (2023) is a chef's dream, boasting stainless steel appliances, quartz countertops, a walk-in pantry, and an eat-in island. Double patio doors open to a maintenance-free backyard oasis with a stone patio, treed canopy, and vibrant perennial flower shrubs. Upstairs, the luxurious primary suite features a walk-in closet, a spa-inspired ensuite with a soaker tub, double sinks, and a private patio overlooking Karl Baker Park. Two additional bedrooms, a full laundry room (new washer in 2023), and updated bathrooms with quartz countertops and heated floors complete the upper level. The fully developed basement, with a private entrance, offers a family room, a bedroom, and a full bathroom—perfect for a nanny or extended family. The heated, front-drive double attached garage, with its striking dark oak gallery steel door (new in 2023), enhances the home's curb appeal. Additional features include a heat trace system on the roof to prevent ice damming, a newly installed AC unit (2024), a new hot water tank (2019), updated windows in the front bedrooms and main floor, and the stunning Chapman Darlana Large Linear light fixture in the dining room. This home combines modern amenities, thoughtful upgrades, and a prime location. Don't miss your chance to call it yours—schedule a viewing today!**

Inclusions:  
Property Listed By: **Electric Fireplace**  
**The Real Estate District**

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













