



THE
A-TEAM

**RE/MAX
FIRST**

2609 7 Avenue, Calgary T2N 1A4

MLS®#: **A2190668**

Area: **West Hillhurst**

Listing Date: **01/29/25**

List Price: **\$1,895,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,800 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,935**
Low Sqft:
Ttl Sqft: **2,935**

DOM

40
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,Interior Lot,Landscaped,Low Maintenance Landscape,Rectangular Lot,Treed,Underground Sprinklers**

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`9" x 10`4"
Breakfast Nook	Main	8`2" x 6`1"
Family Room	Basement	20`6" x 17`1"
Office	Main	13`11" x 13`0"
Mud Room	Main	11`8" x 9`0"
Bedroom	Upper	13`0" x 11`5"

Room	Level	Dimensions
Dining Room	Main	14`10" x 12`1"
Living Room	Main	18`7" x 15`2"
Foyer	Main	12`0" x 11`0"
Laundry	Upper	11`2" x 5`2"
Bedroom - Primary	Upper	18`3" x 13`11"
Bedroom	Upper	13`0" x 11`6"

Bedroom
2pc Bathroom
4pc Bathroom

Basement
Main
Upper

14`4" x 12`1"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
4pc Bathroom
6pc Ensuite bath

Basement
Basement
Upper

13`4" x 11`9"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

331AB

Remarks

Pub Rmks:

Canopy trees line this family friendly street in coveted West Hillhurst. Boasting over 4,460 sq.ft. of developed living space with fine European finishes, this stunning executive home showcases a gracious 24ft vaulted foyer, and oak hardwood floors. The low maintenance front yard offers underground sprinklers and lush easy to maintain perennials. A front porch is ideal to relax on and welcomes you as you make your way inside to a spacious foyer and large office separate from the main living areas for the utmost privacy. A spacious formal dining room is highlighted by coffered ceilings, while an inviting living room is anchored by custom built-ins and a gorgeous gas fireplace. Culinary enthusiasts will love the gourmet kitchen with solid maple custom cabinets, high-end appliances (Miele and Subzero), and walk-through pantry with access to large mudroom. The extensive centre island features granite counters and ensures room for entertaining as everyone gathers around. A dramatic curved staircase leads up to a full bathroom and three generous bedrooms, all with walk-in closets. The tranquil primary presents downtown views from the sitting area and features a 2-way fireplace that leads to the lavish 6pc ensuite complete in-floor heat, jetted soaker tub and separate shower. A convenient upstairs laundry room includes storage, sink, and wraps around to a gorgeous balcony that overlooks the front street. The fully developed lower embraces heated floors, an extensive rec room with custom media built-in and wet bar. Two generous bedrooms, one ideally functioning as a home gym, along with a full bath complete the level. Extend your outdoor living in the south exposed backyard. Dinners on the outside deck extend your space for entertaining or you can relax and unwind after a long day on the lower patio or practice your putts on the mini green. Located within steps to the Karl Baker off-leash dog park, Helicopter Park, the Bow River Pathways system, the Foothills Hospital, and mere minutes to great restaurants, trendy Kensington, and the Downtown Core. This real estate gem is a masterpiece of quality workmanship and ready for you to call "home."

Inclusions:
Property Listed By:

n/a
RE/MAX House of Real Estate

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













