

\$849,900 - 2528 7 Avenue Nw, Calgary

MLS® #A2088801

\$849,900

3 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.14 Acres

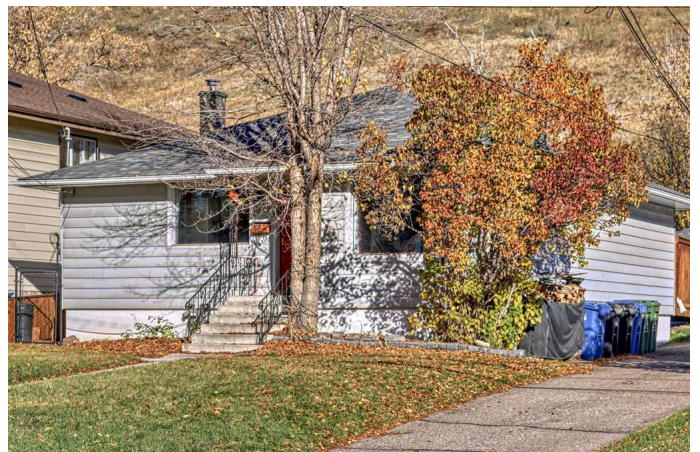
West Hillhurst, Calgary, Alberta

What an incredible location to build on backing onto huge park green space. This is the perfect street to build your dream home on as it is loaded with new homes worth well over a million dollars. Walking distance to the University of Calgary, Foothills Hospital, and Children's Hospital. With easy access to the Bow River, bike paths, Kensington shops or downtown. This beautiful house has some incredible upgrades added to it while still keeping its character charm with two full bathrooms, 3 bedrooms, a huge flex room and a sauna room. You can cozy up to the wood burning fireplace for the winter or star gaze in the outdoor hot-tub and enjoy the outside oasis. Perfect for living in or renting out. or if you are interested in building this is an outstanding parcel of land backing onto a huge private park area. Can be purchased together with 2524-7 Avenue N.W. with an incredible 94' property. Close to University, SAIT, Foothills Hospital.

Built in 1955

Essential Information

MLS® #	A2088801
Price	\$849,900
Sold Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,071
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2528 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A4

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, No Smoking Home, Sauna, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Other, Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Cleared, Environmental Reserve, Few Trees, Lawn, Garden, Low Maintenance Landscape, Gentle Sloping, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 20th, 2023
Date Sold February 26th, 2024
Days on Market 129
Zoning R2
HOA Fees 0.00

Listing Details

Listing Office CIR REALTY

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