

\$699,900 - 1755 7 Avenue Nw, Calgary

MLS® #A2093852

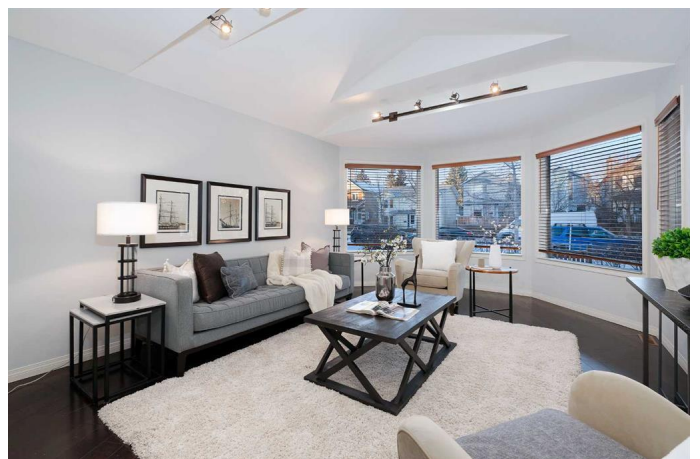
\$699,900

3 Bedroom, 3.00 Bathroom, 1,453 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Nestled on one of Hillhurst's most enchanting streets, this meticulously maintained residence graces an exceptionally deep 25'x135' lot and offers an expansive 2,200 sq ft of developed living space. The main level, adorned with gleaming hardwood floors, is bathed in natural light, highlighting the open and airy living room with its vaulted ceiling. Flowing seamlessly into the kitchen, this space is artfully designed with quartz countertops, an inviting eating bar, an abundance of storage, stainless steel appliances, and a dining area that overlooks the serene backyard. A tastefully appointed 3-piece bath completes this level. Ascending to the second floor reveals a charming loft area, two bedrooms, and a luxurious 5-piece bath with convenient laundry hookup. The primary bedroom boasts a delightful bench seat and an elegant, vaulted ceiling. The basement unfolds to unveil a versatile den or family room, an additional bedroom, a 3-piece bath, and laundry facilities equipped with a sink. Notable enhancements include fresh paint and new carpeting. A side entrance allows for a basement suite to easily be built & would provide a dedicated separate entrance. Step outside to savor the inviting front yard with a charming patio, or retreat to the sun-drenched south-facing backyard, featuring an expansive patio, pond, lovely flower beds, a newly painted fence, and access to the double detached garage—sufficiently deep to effortlessly accommodate a pickup truck or SUV. This prime inner-city locale is



unbeatable, mere steps from the West Hillhurst Community Association and in close proximity to Riley Park, Bow River pathways, esteemed schools, trendy Kensington shops and restaurants, SAIT, U of C, and just minutes from the vibrant downtown core. The current zoning also allows for a garden/guest cottage or carriage suite to be constructed in the back yard. Experience the epitome of urban living in this captivating and well-appointed home.

Built in 1985

Essential Information

MLS® #	A2093852
Price	\$699,900
Sold Price	\$750,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,453
Acres	0.08
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1755 7 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	November 21st, 2023
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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