

\$879,900 - 2416 7 Avenue Nw, Calgary

MLS® #A2103095

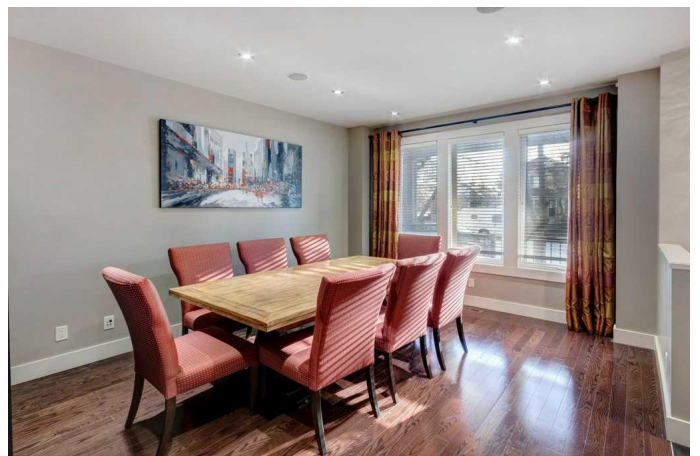
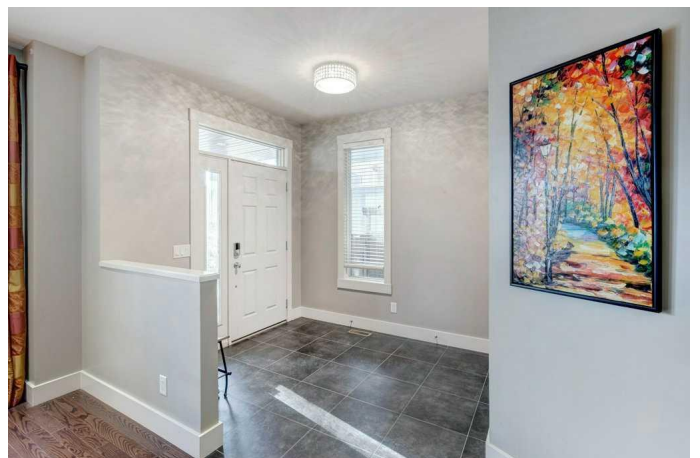
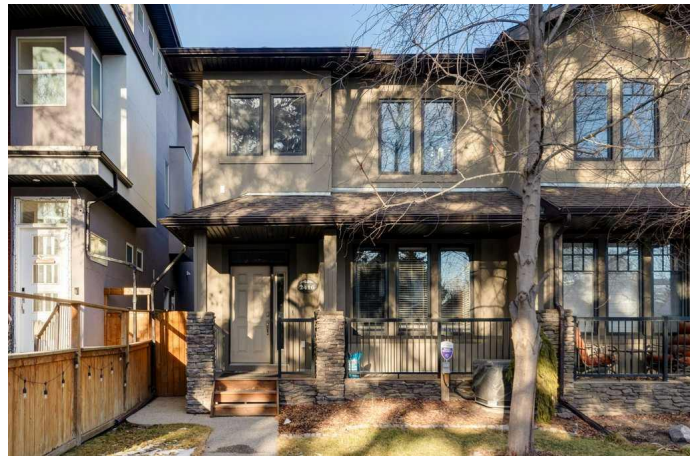
\$879,900

4 Bedroom, 4.00 Bathroom, 2,271 sqft

Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Welcome to this outstanding 4-bedroom, 3.5-bath family home situated in the sought-after West Hillhurst Community! Spanning over 3,270 sqft across three levels, this custom-built residence offers a warm and welcoming atmosphere. As you step onto the main level, the open concept floor plan with 9-ft ceilings and large windows welcomes an abundance of natural light. The hardwood flooring adds an elegant touch, leading you to the adjacent formal dining room—a perfect space for family and friends to gather for a meal. The kitchen is a true highlight, showcasing stainless steel appliances, a gas stove, custom maple wood cabinetry with an updated backsplash, stunning granite countertops, a raised breakfast bar and a large center island with seating. The living room, illuminated by pot lighting and featuring a cozy gas fireplace, creates an inviting ambiance. The back mudroom provides a built-in bench and a walk-in closet. Heading to the upper level, a skylight brightens both the staircase and master ensuite. Three bedrooms with ample closet space await, with the master bedroom boasting soaring vaulted ceilings, a walk-in closet with built-ins, and a spa-like 5-piece ensuite. Imagine indulging in the heated floor tiles after a relaxing soak in the jetted tub or rejuvenating in the steam shower. The upper level also offers two other well-sized bedrooms, along with a 4-piece full bath and a convenient laundry room with a sink. The fully finished basement features



heated polished acrylic floors, a rec room/family room with a wet bar, a 3-piece full bath, and an additional bedroom with two large closets for storage. The fully landscaped backyard includes mature trees, a shed, deck, and patio space. The deep lot provides ample space for kids to play and summer day enjoyment. Equipped with central air conditioning, an on-demand hot water tank, built-in speakers, and a double detached garage with a paved alleyway, this home offers both comfort and convenience. Located just minutes away from Kensington, the downtown core, schools, hospitals, and amenities, this is an exceptional opportunity not to be missed. Call today!

Built in 2005

Essential Information

MLS® #	A2103095
Price	\$879,900
Sold Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,271
Acres	0.08
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2416 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 1A2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Paved

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2024
Date Sold	March 16th, 2024
Days on Market	52
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.