

\$924,900 - 2722 7 Avenue Nw, Calgary

MLS® #A2112693

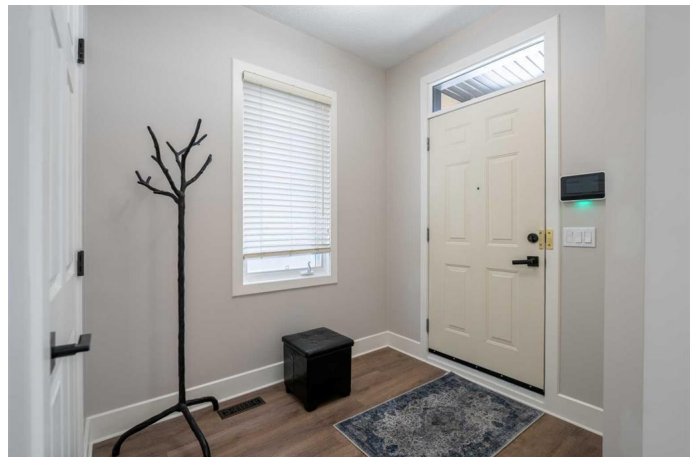
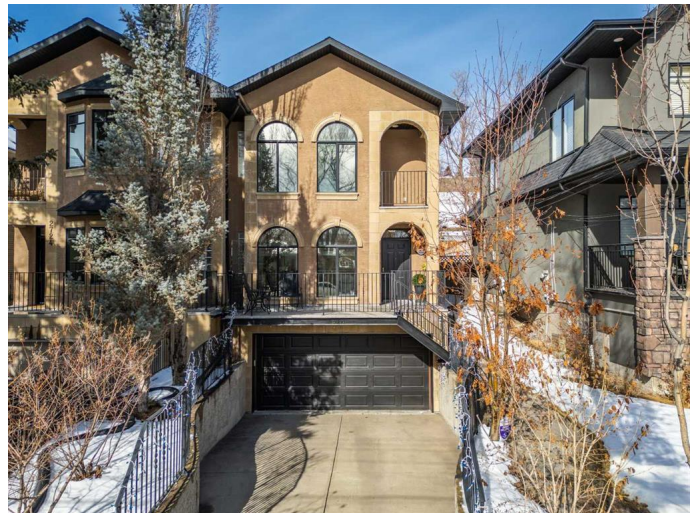
\$924,900

3 Bedroom, 4.00 Bathroom, 1,963 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

****OPEN HOUSE - March 16th, 1:00 pm - 4:00 pm**** A beautifully crafted residence nestled against a tranquil natural park reserve awaits you in the highly sought-after community of West Hillhurst with a close proximity to Foothills Hospital, University of Calgary, and McMahon Stadium! This stunning home has been meticulously maintained and renovated to enhance its allure and charm, boasting a newly crafted custom front stair entrance (2023) leading to a spacious front porch, new Spectra UV and cooling window film (2023), durable hail-resistant roofing with ice & water shielding (2022), modern LED interior lighting, updated hot water tank (2019), high-efficiency furnace (2017), and a venting skylight (2017). As you enter the spacious foyer, you'll be greeted by soaring 9-foot ceilings, upgraded luxury vinyl planks (2023), and an abundance of natural light that fills the main level.

The generously sized formal dining room sets the stage for hosting memorable gatherings and special occasions. The gourmet kitchen is a haven for culinary enthusiasts, featuring custom walnut cabinetry, premium stainless steel Kitchenaid appliances (2021), a central island with a raised breakfast bar, and elegant granite countertops. Seamlessly connected to the kitchen is the inviting living room, complete with a cozy center fireplace and elegant French doors that open onto your private backyard oasis. As you ascend the spiral staircase, you will find a graceful skylight that



not only illuminates the stairwell, but can also open up in the summer months to provide some refreshing cooling throughout the entire house. This leads you to the upper level where you will discover a unique dual primary suite layout.

The first primary suite is a true retreat, boasting a vaulted ceiling, a comforting fireplace, double walk-in closets, a private balcony, and a lavish 5-piece ensuite illuminated by a skylight. Equally impressive, the second primary suite offers a serene sitting area, a cozy fireplace, a private balcony, a walk-in closet, and a well-appointed 4-piece ensuite with a skylight. An added convenience on this level is the laundry cupboard, recently upgraded with a washer and dryer. The lower level of the home is fully developed and thoughtfully designed with in-floor heating, plush carpeting, and sleek vinyl plank flooring.

It encompasses a stylish 3-piece bathroom and a third bedroom equipped with a wet bar and laundry cupboard, offering versatility as an additional living space or family room. Step outside into your low maintenance yard, meticulously landscaped with a deck and convenient steps leading up to your garden and backs out onto greenspace. The speakers throughout the home provide the perfect finishing touch to the interior and the double garage leading to the heated driveway provides an eloquent finish to this wonderfully crafted home.

Built in 2003

Essential Information

MLS® #	A2112693
Price	\$924,900
Sold Price	\$910,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,963
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2722 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A7

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Driveway

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 9th, 2024
Date Sold	March 19th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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