

\$900,000 - 1702 7 Avenue Nw, Calgary

MLS® #A2126915

\$900,000

4 Bedroom, 4.00 Bathroom, 1,901 sqft

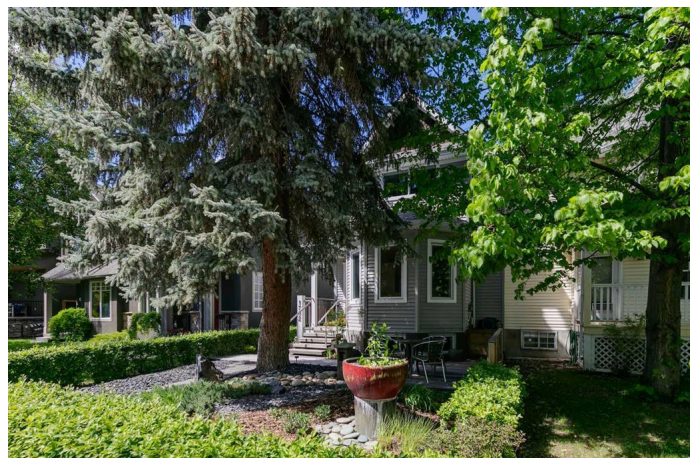
Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

If you've been searching for a charming home on a tranquil tree-lined street, then congratulations – mission accomplished! On what is widely regarded as the best street in the neighbourhood, you'll find this artistic gem with nearly 2900 sqft of living space, 4 bedrooms and 4 bathrooms. Elegance and charm radiate from every area of this well-cared for home, and pride of ownership is clearly evident throughout.

The serene garden setting of the front yard beckons you to sit and enjoy your choice of sun or shade and relax to the gentle sounds of a soothing water feature. A very nicely finished garage with new concrete and insulated and painted walls provides a very respectable place for two cars, with room for extra storage as well.

The stunning main floor will spur curiosity and compliments from visitors, when they are wowed by the most gorgeous and exotic SAPELE Mahogany wood floors they have ever seen. The living room features a warm and inviting FIREPLACE to center your social time around, and offers lovely French doors for access to the beautiful deck and private backyard. The living room also grants a distinctive space that would be ideally suited to showcase an interesting musical piece such as a beautiful cello, guitar or piano; feature an impressive aquarium or exotic bird; or accommodate an easel or fitness area in an easily accessible location. A refreshing break from "open-concept", the well-designed



kitchen area affords some privacy from the dining and living areas, so you can maintain your kitchen secrets while you prepare feasts for your guests! Blanco sink, built in oven and gas range give the kitchen a luxury feel.

The warm and cozy basement offers a large bedroom and full bathroom “making it an ideal place for guests to visit” and still has room left over for a media space, an office and a laundry room.

With its vaulted architectural ceilings, the top floor offers a spacious master retreat with functional sitting area, very roomy 5-piece ensuite washroom, and generous walk-in closet. Two more generous bedrooms, and another full bathroom complete the top floor.

Eclectic, artistic, serene - this home exudes quality workmanship and all the best characteristics of a quintessential inner NW home in Calgary. If that is what you are after, you have met your match! Hillhurst has all the amenities of the inner city, and everything is within walking distance “from schools, to playgrounds to the eclectic shops of Kensington. Call for a showing soon” before some other family snaps it up!

(Windows, Roof, Siding, Furnace, Water heater are all new within the last 10 years).

Built in 1988

Essential Information

MLS® #	A2126915
Price	\$900,000
Sold Price	\$882,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,901
Acres	0.08

Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1702 7 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, French Door, Vaulted Ceiling(s)
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 21st, 2024

Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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