

\$1,725,000 - 2518 7 Avenue Nw, Calgary

MLS® #A2128156

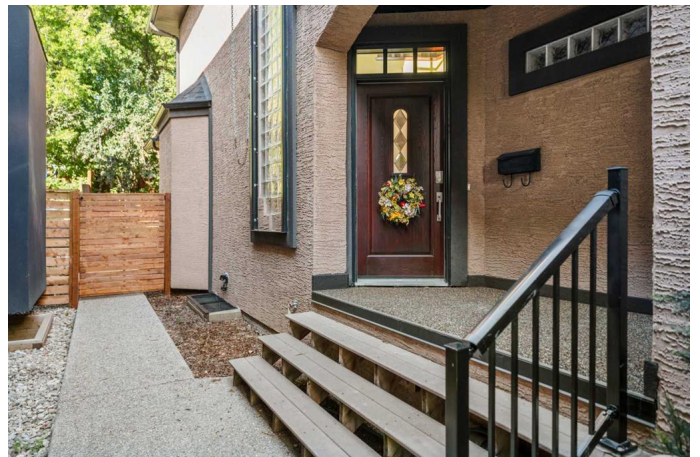
\$1,725,000

5 Bedroom, 5.00 Bathroom, 3,252 sqft

Residential on 0.29 Acres

West Hillhurst, Calgary, Alberta

Your dream home awaits! Every aspect of this home has been finished with luxurious living in mind and was designed to elevate your lifestyle. Massive lot in beautiful West Hillhurst backing directly onto pristine off leash park! This showstopping home has everything you could possibly need & more! Incredibly unique home offers over 3250 sq. ft above ground of living space & a fully finished basement with an additional 1187 sq. ft of living space. The kitchen is a chef's dream equipped with a walk-in pantry and appliance storage with a prep sink, a separate drink station with a fridge, bar sink, & wine storage. The built-in kitchen table offers a perfect spot for casual dining & entertaining. Designed with entertainment in mind, this home boasts multiple spaces for hosting friends and family. The lower floor features a games room with a pool table, with rough-ins for a gas fireplace & wet bar. A sound proof media room awaits for your family movie nights with its big-screen HDTV & high-end ceiling speakers, supported by a media ready closet for seamless connectivity throughout the house. Kids will love their designated play spaces, from the ladder accessible play loft to the games room hideaway, promising endless hours of fun and imagination! The main floor bedroom is grand and could easily double as an office. Start your mornings in the primary ensuite complete with a convenient coffee station, steam shower, and heated floors. The 3 upper bedrooms each have a walk in closet and its own



attached ensuite. The basement bedroom has a large closet and the bathroom is right next to it. Step out onto the south facing balcony to savour sunny days. Outside is truly an oasis! Youâ€™ll find a tiered multi-use backyard featuring mature trees, garden beds & fruit shrubs. Each level offers a different experience, from the deck/fire pit level to the grassy lawn and veggie garden level, or explore nature in an unspoiled area. You will also find a serene rock waterfall fountain that sets the tone for relaxation. Gather around the stone firepit with your loved ones or enjoy the hot tub under the starlit sky. This property backs directly onto an offleash dog park. A separate side entrance leads directly into a dog run. Forget about shoveling in the winter with a convenient HEATED driveway, powered by a boiler system that also heats the garage & every floor in the house that isnâ€™t hardwood. This home boasts premium oak hardwood, ceramic tile, and vinyl flooring. Storage solutions are endless; including a main floor locker room for 5, walk-in closets in every bedroom & built-in storage spaces above closets in vaulted ceiling areas. Recent updates in 2023 include a new roof, epoxy floor, and furnace. The triple garage provides additional storage for sports & hobby gear & is ready for an EV charger with 30 AMP service. The garage & furnace room feature epoxy floors. The accessibility to the city is truly endless. Don't miss out on this opportunity of a lifetime!

Built in 2004

Essential Information

MLS® #	A2128156
Price	\$1,725,000
Sold Price	\$1,705,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,252
Acres	0.29
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2518 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A4

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garburator, Gas Cooktop, Oven-Built-In, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	July 16th, 2024
Days on Market	74
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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