

\$829,900 - 2611 7 Street Nw, Calgary

MLS® #A2129991

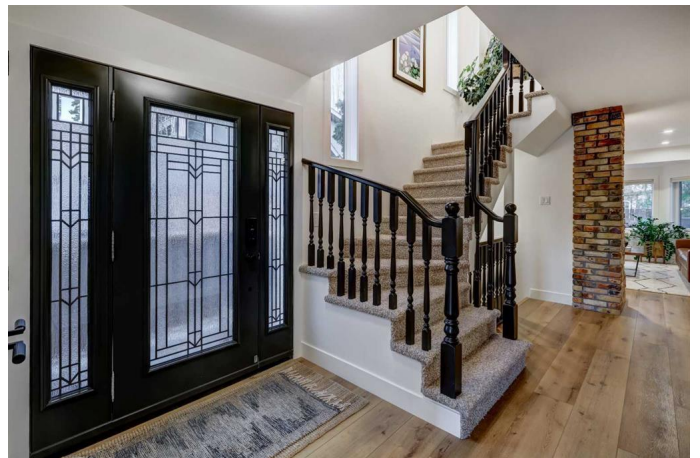
\$829,900

4 Bedroom, 4.00 Bathroom, 1,695 sqft

Residential on 0.06 Acres

Mount Pleasant, Calgary, Alberta

Nestled on one of the most coveted streets in Mount Pleasant, mere steps from the serene expanse of Confederation Park, this charming two-storey character home seamlessly blends timeless elegance with contemporary convenience. Boasting a meticulous full renovation designed by YellowBox Kids, this residence exudes a welcoming ambiance and is a true turn-key home. A picturesque streetscape welcomes you, setting the stage for the refined beauty that lies within. Positioned just two houses away from Confederation Park, tranquility and natural beauty are mere moments from your doorstep. Inside, the interior reveals a masterfully crafted space, where every detail has been carefully considered and executed to perfection, including ample storage.. Professionally designed and built to impeccable standards, the home exudes an air of sophistication and comfort at every turn. The recent upgrades speak to the commitment to quality and modernity. A new Malarkey Legacy 50 roof in 2014 ensures lasting durability and peace of mind. Meanwhile, the replacement of Northstar windows and exterior doors in 2018 enhances energy efficiency and aesthetic appeal. With all-new PEX plumbing lines installed in 2019, the home boasts not just beauty, but functionality and reliability as well. Stepping into the sunlit interior, you are greeted by a sense of warmth and openness. The main floor, adorned with luxurious vinyl plank flooring, beckons you to explore further. The



custom-designed kitchen, a focal point of the home, features Caesarstone Quartz countertops, ample storage, and top-of-the-line appliances. A sunny east-facing eating nook provides the perfect spot for enjoying morning coffee or casual meals with loved ones. The main floor features meticulous carpentry and millwork courtesy of Kestrel Woodworks, showcases unparalleled attention to detail. A custom entryway, complete with built-in cabinets and display shelving, offers both practicality and style. The allure of this home extends beyond its interior walls. Outside, a sunny west-facing yard beckons for outdoor gatherings and relaxation. A newer composite deck provides the ideal vantage point for taking in the breathtaking views of Confederation Park, while the composite deck off the primary bedroom offers a private retreat for moments of solitude and reflection. With all bathrooms completely renovated, every corner of this home reflects a commitment to luxury and comfort. There is a good-sized storage shed that can handle 4 bikes plus yard equipment. Conveniently located just steps away from the walking and biking paths of Confederation Park, as well as close proximity to schools, shopping, and downtown Calgary, the lifestyle opportunities are endless. With its timeless character, meticulous renovations, and unbeatable location, this home offers a rare opportunity to experience the best that Mount Pleasant has to offer. Welcome home.

Built in 1987

Essential Information

MLS® #	A2129991
Price	\$829,900
Sold Price	\$825,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,695
Acres	0.06
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2611 7 Street Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3J1

Amenities

Parking	None, On Street
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Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, No Smoking Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Many Trees, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Wood

Additional Information

Date Listed	May 7th, 2024
Date Sold	June 14th, 2024
Days on Market	38
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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