

\$750,000 - 2214 7 Avenue Nw, Calgary

MLS® #A2131533

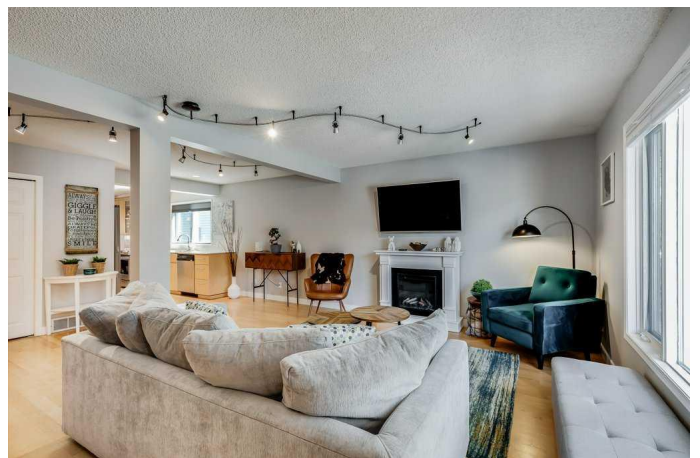
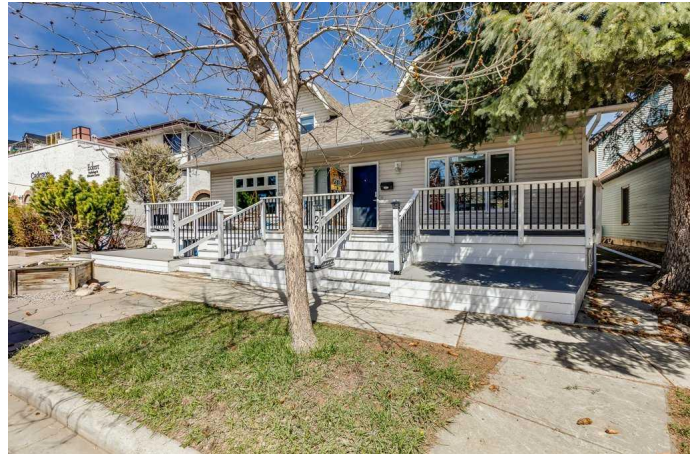
\$750,000

4 Bedroom, 3.00 Bathroom, 1,878 sqft

Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Backing onto a huge off-leash dog park (Grashopper Hill) sits this beautiful, move-in ready home in the trendy neighbourhood of West Hillhurst! Come home to a sophisticated retreat within walking/biking distance to schools, downtown, Kensington and the extensive river pathways. The extended front porch greets guests and entices peaceful morning coffees. A modern front door lock with auto-lock function, fingerprint recognition and an app to manage access adds to your convenience. Inside this stylish home are numerous updates including a high-efficiency furnace and central air conditioner, installed in March of 2023. Relax in the living room in front of the electric fireplace while an oversized south-facing window streams in endless natural light. Gleaming hardwood floors can be found throughout the main and upper level. Culinary adventures are inspired in this kitchen with lots of space on the granite countertops, while featuring stainless steel appliances, timeless subway tile and full-height cabinets. Designer lighting and patio doors create a casually elegant atmosphere in the adjacent dining room. A large den/bedroom on the main floor is ideal as a home office or - thanks to the 3-piece bathroom on this level - could also serve as another bedroom. Both bedrooms on the upper level are massive each with walk-in closets, a retreat area and a second closet. The 5-piece ensuite is a soothing escape boasting dual sinks, a deep soaker tub, a custom rain shower and a sunny skylight.



Gather in the rec room in the fully finished basement – this extremely versatile space can easily be divided by furniture to include room for movies, games, a home gym and more. Another bedroom, an additional den and a full 3-piece bathroom add to the flexibility of the space. The extra deep 144’™ lot allows for an amazing backyard oasis. Host barbeques on the full-width deck or unwind in the hot tub under the summer stars. Mature landscaping, garden beds and lots of grassy play space for kids and pets are all privately fenced and nestled behind the oversized double detached garage with its own strong electrical grid perfect for a workshop. Outdoor enthusiasts and dog owners will love that instead of back neighbors you have a spacious green space and off-leash park to enjoy. This exceptional home is in an unsurpassable location that lets you skip the lengthy commute and spend your time on the river pathways, Riley Park or strolling through Kensington. Mere minutes to Foothills Hospital, U of C, SAIT and more!

Built in 1994

Essential Information

MLS® #	A2131533
Price	\$750,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,878
Acres	0.08
Year Built	1994
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2214 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z6

Amenities

Amenities	Dog Park
Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Low Flow Plumbing Fixtures, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2024
Date Sold	May 24th, 2024
Days on Market	11
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office First Place Realty

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