

\$899,900 - 2410 7 Avenue Nw, Calgary

MLS® #A2144437

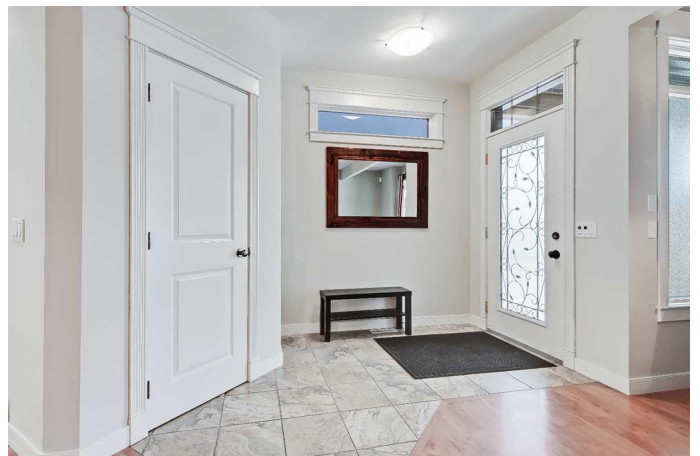
\$899,900

4 Bedroom, 4.00 Bathroom, 2,058 sqft

Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Charming oversized semi-detached infill on an EXTRA-DEEP, heavily treed lot on a quiet street in West Hillhurst! Mature trees, complete landscaping, stone pillars, and a classic front porch provide a wonderful welcome to this classic home, all within walking distance of nearby parks, shops, amenities, and transit. The extra-deep lot makes this home larger than your typical infill and boasts a generous backyard space. Quality-built in an elegant and timeless style, this home features numerous upgrades, including 3x fireplaces, elevated and vaulted ceilings, hardwood flooring, and numerous built-ins. A three-way fireplace w/ stone surround serves as an elegant divider to the front living room and formal dining room. At the rear of the home, an extra-large kitchen boasts an enormous peninsula w/ eating space for up to 6 people, perfect for entertaining! Upgrades include a newly painted white kitchen w/ granite counters, s/s appliances, under-cabinet lighting, and a built-in wine rack. Plentiful cabinetry and a large corner pantry offer tons of storage space for food and dishware. Featuring a corner gas fireplace, the sizeable rear flex room makes a great dining nook, family room, or even a home office space. The large formal mud room w/ a coat closet keeps coats and shoes out of sight. Upstairs, 3 windows plus a skylight flood the upper level in natural light. Hardwood floors extend up the



stairs and into all 3 bedrooms. The primary bedroom features soaring vaulted ceilings, a gas fireplace, built-ins, and a sizeable walk-in closet. The bright 4pc ensuite has a one-of-a-kind vanity w/ built-in upper cabinets and drawers, tile floors, a jetted tub, and a fully tiled shower with a glass enclosure. Both additional upper bedrooms feature vaulted ceilings and offer quick access to the main 4pc bath w/ a tiled tub/shower. The formal laundry room features tile floors, built-in cabinetry, and a laundry sink for ultimate convenience. The fully-developed basement features an enormous bedroom, a 3pc bath, extra laundry hookups, and lots of storage. The large recreation room features a built-in media unit and makes for a great theatre area. The extra-deep lot provides a sizeable backyard w/ a wooden patio, a concrete walk, established planters, a newly stained fence, and quick access to the double detached garage. West Hillhurst is favoured by families and professionals alike thanks to its proximity to Downtown, U of C, and both the Foothills and Children's Hospitals. Just a short bike ride or walk to the Bow River pathways, shops, parks, schools, and all that Kensington has to offer, this is a choice inner-city location!

Built in 2002

Essential Information

MLS® #	A2144437
Price	\$899,900
Sold Price	\$886,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,058
Acres	0.08

Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2410 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Dining Room, Family Room, Gas, Master Bedroom, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
-------------	-----------------

Date Sold	July 11th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.