

\$2,399,995 - 2711 7 Avenue Nw, Calgary

MLS® #A2147335

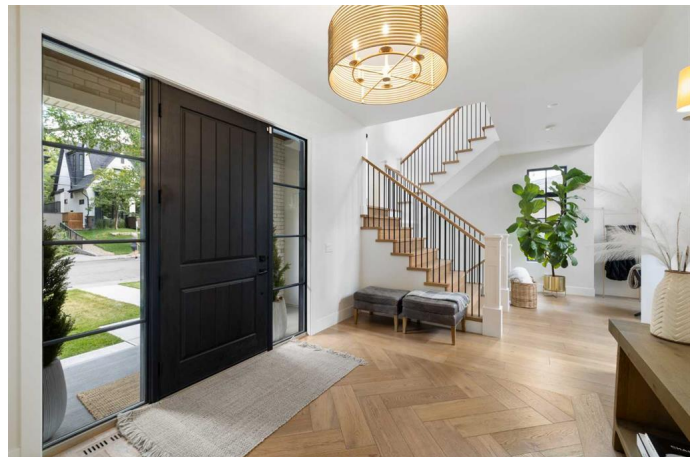
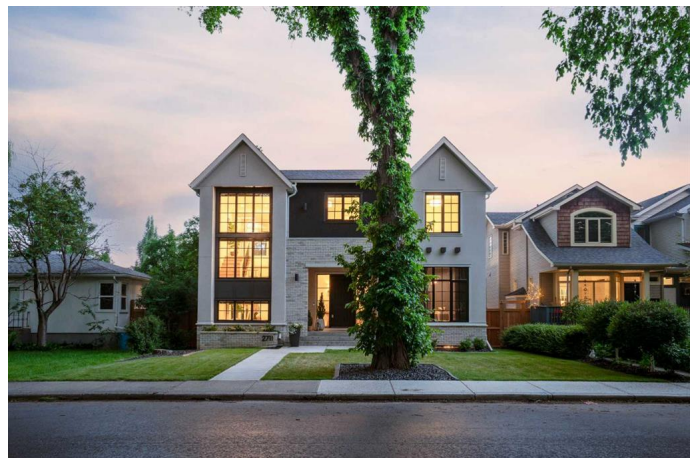
\$2,399,995

3 Bedroom, 3.00 Bathroom, 2,992 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Discover this magnificent custom-built home in the sought-after West Hillhurst neighborhood, featuring an oversized (725+ sqft) detached triple garage and luxury upgrades. The heart of this home is its gourmet kitchen, designed with Marvel kitchen cabinetry, quartzite countertops, a full Butler's pantry, and integrated appliances including Thermador, Wolf, and Miele. The kitchen also includes two ovens (one steam). Additionally, the main level offers engineered hardwood throughout, a bar, a well-designed living area with a stunning brick fireplace, a designer office, and a mudroom with dog wash. This residence offers three spacious bedrooms and two and a half beautifully designed bathrooms with custom plumbing fixtures. The master suite includes a curb-less shower, and heated ensuite bathroom floors for added comfort. Additional features include stylish millwork, custom lighting fixtures, a water softener, water filtration system, dual air conditioning units, indoor and outdoor speakers with Sonos system, cedar soffit, Hunter Douglas blinds throughout (electric operation on the main level), and an upgraded electrical system. The 1,400+ sqft undeveloped basement is ready for your personal touch, with rough-ins for in-floor heating, an additional bedroom, and a bathroom. Outside, the home features a large, covered patio with a fireplace, an outdoor TV, a saltwater hot tub, and two gas lines on the deck. The backyard is maintenance-free with a south exposure, the front yard is beautifully



landscaped and equipped with inground sprinklers.

Located on the highly sought-after, tree-lined 7 Avenue, this home provides easy access to Foothills & Children's Hospitals, the Bow River Pathway system, and is just minutes from downtown, UofC, and Kensington. Immerse yourself in nature with nearby Edworthy Park and Riley Park, all making this an ideal family home.

Built in 2020

Essential Information

MLS® #	A2147335
Price	\$2,399,995
Sold Price	\$2,425,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,992
Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2711 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1A8

Amenities

Parking Spaces	3
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Parking	Triple Garage Detached
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Interior

Interior Features	Bar
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Washer, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 11th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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