

\$995,000 - 2300 7 Avenue Nw, Calgary

MLS® #A2150429

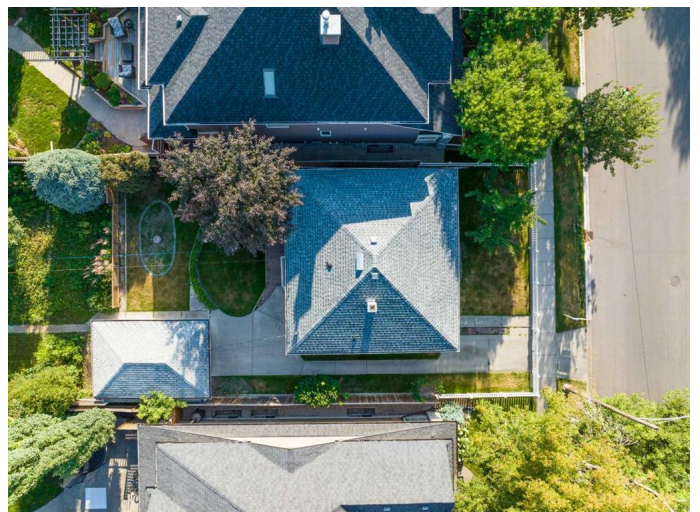
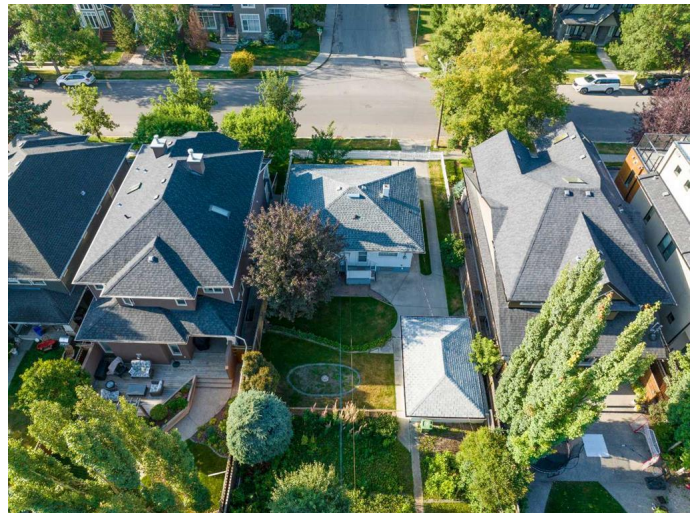
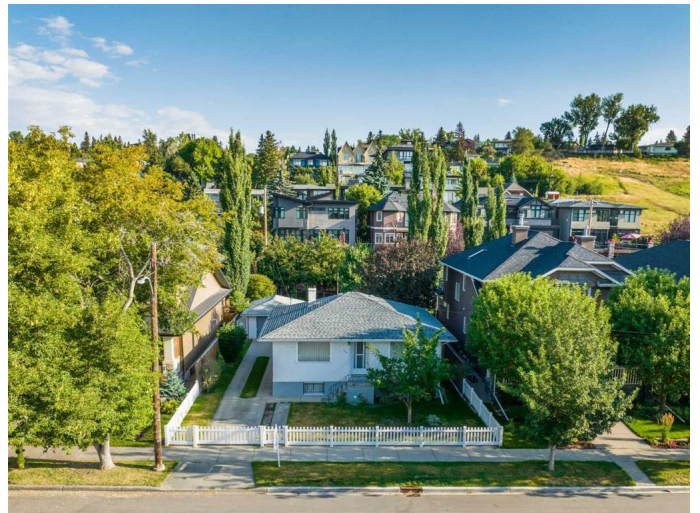
\$995,000

3 Bedroom, 1.00 Bathroom, 837 sqft

Residential on 0.17 Acres

West Hillhurst, Calgary, Alberta

This MASSIVE 50' X 144' = 7201 Sq Ft LOT is the BEST INNER CITY PROPERTY!!! WELCOME to this IMMACULATE BUNGALOW that has 1679.73 Sq Ft DEVELOPED Living Space w/DETACHED DOUBLE Garage, 3 Bedrooms, 1 (4 pc) Bathroom, a 8' X 5' Cold Storage room, a 13' X 7' Patio, + a 20' X 11' Gazebo in the SOUGHT AFTER "QUIET" Community of WEST HILLHURST!!! This QUAIN'T HOME has Great Curb Appeal w/White Picket Fencing, an Oversized Driveway, Trees, + Shrubs. Entering the foyer you will see the Original HARDWOOD Flooring, NEUTRAL Colour Tones throughout w/NATURAL LIGHT coming in from several windows. The LARGE Living Room has a STONE Electric Fireplace which is PERFECT for those chilly evenings reading a book by the fire or entertaining GUESTS when they come over. Across the hall is the Primary Bedroom for a RESTFUL sleep in this TRANQUIL space. As you are going back to the hallway is the 4 pc Bathroom incl/Accessible Tub/Shower. The GOOD-SIZED 2nd Bedroom has a window looking into the backyard. On the other side, is the Kitchen which has Wood Cabinetry, White Appliances, + a Dining area to ENJOY conversations around the table w/FAMILY, + FRIENDS. There is a door to the Backyard, + stairs leading to the basement. In the Full Basement are the 18' X 11' Family Room, a 12' X 9' 3rd



Bedroom, an enclosed Cold Storage room, a 9' x 8' Workshop area, + the 17' x 9' Laundry/Utility area. Stepping out onto the Patio is an area for Lounging or an eating area for those SUMMER evenings together. A gazebo, + garden area to give some "extra love" to. This lot is huge, + private w/trees to give shade. The listing has 11 virtual staging photos. West Hillhurst is a prime location w/walking distance to Broadview Park & the winding Bow River Pathway system, w/quick easy commute to the downtown. Proximity to the West Hillhurst Community Center (swimming, tennis, fitness, etc.), close to transit, retail, North Hill shopping mall, schools, + downtown. The location is excellent, with proximity to schools, parks, playgrounds, and shopping. BOOK your showing TODAY!!!

Built in 1950

Essential Information

MLS® #	A2150429
Price	\$995,000
Sold Price	\$1,050,009
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	837
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2300 7 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	August 21st, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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