

\$860,000 - 2428 7 Avenue Nw, Calgary

MLS® #A2165335

\$860,000

4 Bedroom, 4.00 Bathroom, 2,110 sqft

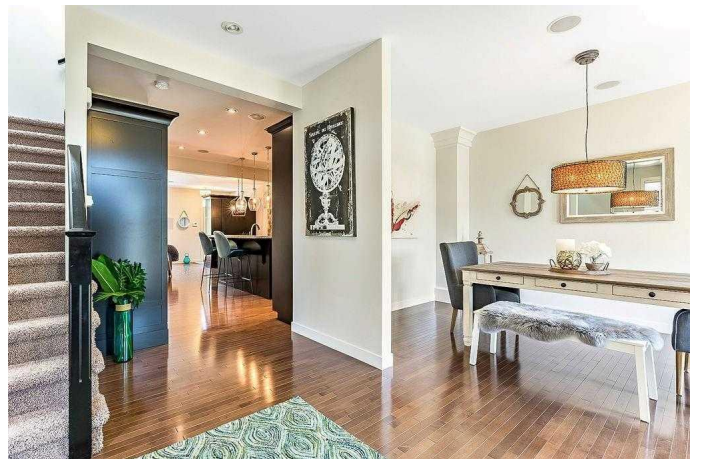
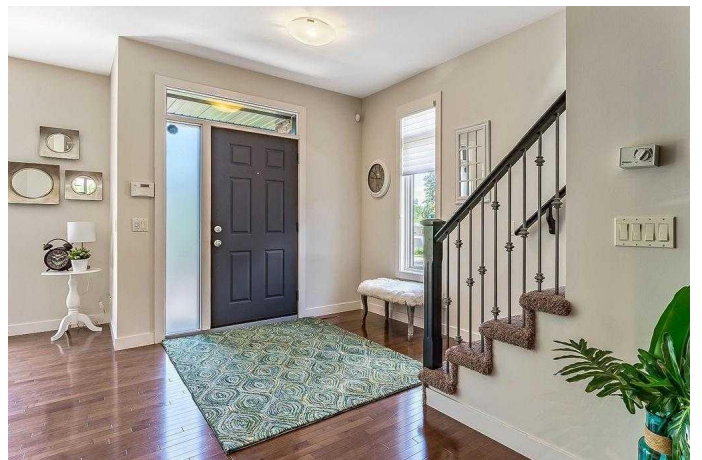
Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Welcome to this stunning home located in the desirable community of West Hillhurst. This property boasts exceptional curb appeal, featuring Trex decking both at the front and back, along with extensive stone exterior detailing that creates a lasting first impression. Situated on a beautifully landscaped 144-foot deep lot, the home offers a private backyard complete with underground sprinklers, perfect for those who love outdoor living.

As you enter through the spacious front entry, you're greeted by an abundance of natural light that fills the home, highlighting the grand design. The elegant front dining room is perfectly suited for both intimate dinners and larger gatherings. The kitchen is a chef's dream, with granite countertops, ample counter and storage space, an eat-up breakfast bar, and a casual dining nook that makes everyday meals easy and enjoyable. The open-concept design flows seamlessly into the living room, which features floor-to-ceiling windows offering a breathtaking view of the outdoor space, bringing the outside in.

Upstairs, the Owner's suite is nothing short of spectacular, with stunning floor-to-ceiling windows, a walk-in closet with custom built-ins, and a luxurious 5-piece ensuite bathroom. Two additional bedrooms, both equipped with built-in closet organizers, a main bath, and an upstairs laundry room with a folding counter



and sink provide functionality and style.

The fully developed basement offers even more living space, including a fourth bedroom with large, sunny south-facing windows, a steam shower, a media room, and more. Additionally, this home boasts an oversized garage, freshly painted and finished, with the added benefit of no shared walls.

This incredible inner-city gem is perfectly situated, just minutes from schools, parks, the hospital, and major roadways, making it as convenient as it is beautiful. Extensive built-ins throughout the home add both convenience and value, making this property truly one-of-a-kind.

Built in 2006

Essential Information

MLS® #	A2165335
Price	\$860,000
Sold Price	\$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,110
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2428 7 Avenue Nw
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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, Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 1st, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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