

2428 7 Avenue NW
Calgary, Alberta

MLS # A2165335



\$860,000

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|------------------|--|---------------|-------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 2,110 sq.ft. | Age: | 2006 (18 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped | | |

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-C2

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)

Inclusions: n/a

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.