

2419 7 Avenue NW
Calgary, Alberta

MLS # A2167173

\$649,000



Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,221 sq.ft.	Age:	1977 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: n/a

Welcome to West Hillhurst — One of Calgary's Most Sought-After Communities! Nestled on a quiet street in the heart of this vibrant neighborhood, this charming semi-detached home offers the perfect blend of urban living and suburban tranquility. Boasting over 1,700 sq ft of developed living space, it features 5 bedrooms, 2.5 baths, and a single detached garage—ideal for growing families or those seeking additional space. Step inside to find a bright, open main floor with sleek vinyl flooring and abundant natural light streaming through large windows. The kitchen is complete with classic white cabinetry and matching appliances, while sliding doors off the dining area lead to a cozy deck, perfect for relaxing. Upstairs, you'll find three spacious bedrooms, each offering generous closet space. The fully finished basement provides a versatile family/recreation room, along with two additional bedrooms—perfect for guests, a home office, or a workout space. Outside, enjoy a low-maintenance, landscaped, south-facing backyard that's perfect for relaxing in privacy. The prime location offers proximity to schools, parks, playgrounds, and shopping. A short stroll will take you to the trendy Kensington district, home to some of Calgary's best shops and restaurants. This exceptional family home is waiting for you! Book your private viewing today!