

# \$1,895,000 - 2609 7 Avenue Nw, Calgary

MLS® #A2190668

**\$1,895,000**

5 Bedroom, 4.00 Bathroom, 2,935 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Canopy trees line this family friendly street in coveted West Hillhurst. Boasting over 4,460 sq.ft. of developed living space with fine European finishes, this stunning executive home showcases a gracious 24ft vaulted foyer, and oak hardwood floors. The low maintenance front yard offers underground sprinklers and lush easy to maintain perennials. A front porch is ideal to relax on and welcomes you as you make your way inside to a spacious foyer and large office separate from the main living areas for the utmost privacy. A spacious formal dining room is highlighted by coffered ceilings, while an inviting living room is anchored by custom built-ins and a gorgeous gas fireplace. Culinary enthusiasts will love the gourmet kitchen with solid maple custom cabinets, high-end appliances (Miele and Subzero), and walk-through pantry with access to large mudroom. The extensive centre island features granite counters and ensures room for entertaining as everyone gathers around. A dramatic curved staircase leads up to a full bathroom and three generous bedrooms, all with walk-in closets. The tranquil primary presents downtown views from the sitting area and features a 2-way fireplace that leads to the lavish 6pc ensuite complete in-floor heat, jetted soaker tub and separate shower. A convenient upstairs laundry room includes storage, sink, and wraps around to a gorgeous balcony that overlooks the front street. The fully developed lower embraces heated floors,



an extensive rec room with custom media built-in and wet bar. Two generous bedrooms, one ideally functioning as a home gym, along with a full bath complete the level. Extend your outdoor living in the south exposed backyard. Dinners on the outside deck extend your space for entertaining or you can relax and unwind after a long day on the lower patio or practice your putts on the mini green. Located within steps to the Karl Baker off-leash dog park, Helicopter Park, the Bow River Pathways system, the Foothills Hospital, and mere minutes to great restaurants, trendy Kensington, and the Downtown Core. This real estate gem is a masterpiece of quality workmanship and ready for you to call "home."

Built in 2007

### **Essential Information**

MLS® #	A2190668
Price	\$1,895,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,935
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2609 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 1A4

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Granite Counters, High Ceilings, Storage, Vaulted Ceiling(s), Wet Bar  
Appliances Built-In Oven, Dishwasher, Microwave, Range Hood, Built-In Refrigerator, Dryer, Garage Control(s), Gas Cooktop, Washer, Window Coverings  
Heating Forced Air, Natural Gas, In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Yard, Landscaped, Rectangular Lot, Back Lane, Interior Lot, Low Maintenance Landscape, Treed, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed January 29th, 2025  
Days on Market 87  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.