

# \$974,900 - 2411 7 Avenue Nw, Calgary

MLS® #A2236774

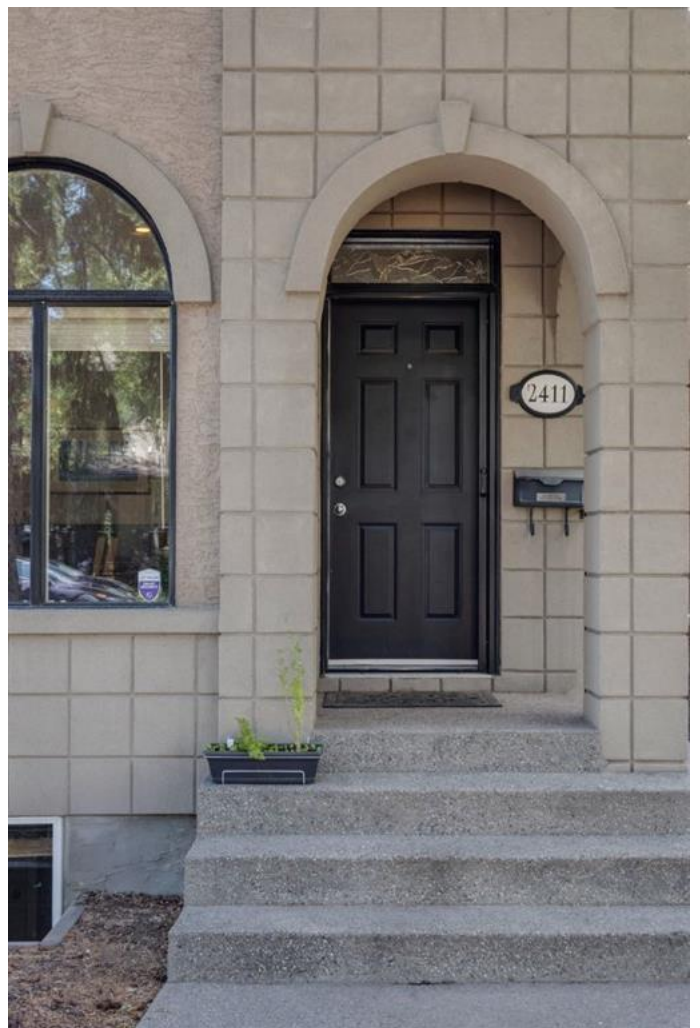
**\$974,900**

4 Bedroom, 4.00 Bathroom, 2,051 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Nestled on a quiet cul-de-sac in the heart of desirable West Hillhurst, this thoughtfully designed home offers over 3,070 sq.ft. of developed living space, perfect for growing families or professionals seeking comfort, functionality, and location. Framed by mature evergreens, the home welcomes you with charming curb appeal and a warm, inviting atmosphere. Step inside to a bright main floor featuring a cozy front living and dining area, ideal for entertaining or family gatherings. At the heart of the home is a well appointed kitchen with rich wood cabinetry, granite countertops, a large centre island with a raised breakfast bar, and ample storage. The adjoining family room boasts a gas fireplace and patio doors that open to a sun drenched, south facing balcony where you can enjoy BBQs as you overlook the lush backyard. Ascend the elegant curved staircase to the upper level, where a skylight floods the hallway with natural light. You'll find a conveniently located laundry area, a full bathroom, and three generously sized bedrooms, all with vaulted ceilings. The secluded primary retreat offers a peaceful escape with its own private balcony facing the treetops, a custom walk-in closet, and abundant built-in storage with a gas fireplace insert. The luxurious 5pc ensuite includes a jetted soaker tub, his/her vanities, and separate shower with dual shower heads. The fully developed walk-out basement features a spacious rec room that opens onto a covered



patio; ideal for relaxing or creating a hot tub oasis. Two generous storage rooms ensure plenty of space for all your seasonal treasures, while a fourth bedroom and full bathroom provide a private space for guests, a home office, or gym. The south facing backyard is a true outdoor sanctuary, featuring planters, green space, access to your heated double garage, and a striking wrought-iron curved staircase connecting the patio and upper deck. This home also offers proximity to green spaces and dog parks, and is walking distance to McMahon Stadium, SAIT, and the University of Calgary. You're minutes from the Bow River pathway system, Kensington Village, and major transit routes making this location as convenient as it is charming. Don't miss out on your chance to live in this family friendly community!

Built in 2002

**Essential Information**

MLS® #	A2236774
Price	\$974,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,051
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2411 7 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2



### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Skylight(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 6th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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