

# \$2,099,900 - 2308 7 Avenue Nw, Calgary

MLS® #A2215981

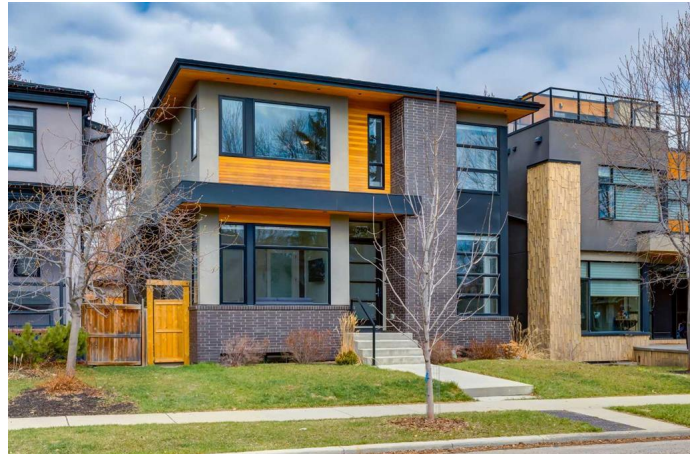
**\$2,099,900**

5 Bedroom, 5.00 Bathroom, 3,285 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

This beautifully crafted residence offers impressive curb appeal, characterized by its clean, modern lines and a brick and stucco exterior. Step inside to a tiled foyer flanked by a private home office on one side and a formal dining room on the other. A stylish 2-piece powder room and a functional side mudroom with built-in lockers add everyday convenience. The expansive great room features a gas fireplace and custom built-ins, flowing seamlessly into the chef's kitchen, complete with a 5-burner gas cooktop, dual wall ovens, microwave, and abundant counter space and storage. A custom bar nook with a bar fridge adds a perfect touch for entertaining, and two sets of sliding patio doors open the entire rear of the home to a covered patio and expansive yard. A walk-through butler's pantry connects the kitchen and dining room, featuring a second fridge and additional storage. Upstairs, you'll find four spacious bedrooms, each with its own ensuite. The primary retreat features a gas fireplace, a luxurious 6-piece en-suite with a steam shower and soaker tub, and a walk-in closet equipped with built-ins. The second bedroom includes a walk-in closet and a private 3-piece ensuite, while the third and fourth bedrooms share a Jack-and-Jill bath. The stylish, oversized laundry room offers a sink, wide counters for folding, a convenient hanging bar and ample storage to keep everything organized and out of sight. The fully developed basement with in-floor



heat includes a large rec/games room, a dedicated gym with rubber flooring and mirrored walls, a fifth bedroom, and a full bathroom. An oversized, insulated, and dry-walled triple garage completes this incredible home. Ideally located for convenience and lifestyle, just minutes to parks, off-leash areas, tennis and pickleball courts, the community sportsplex and outdoor pool, Kensington, top schools, downtown, transit, and leading medical centres. This is inner-city living at its finest, where every amenity is at your doorstep.

Built in 2017

### **Essential Information**

MLS® #	A2215981
Price	\$2,099,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,285
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2308 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z6

### **Amenities**

Parking Spaces	3
Parking	Garage Door Opener, Insulated, Oversized, Garage Faces Rear, Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Steam Room
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Tile, Great Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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