



1749 7 Avenue NW
Calgary, Alberta

MLS # A2295889



\$815,000

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|------------------|---|---------------|-------------------|
| Division: | Hillhurst | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,682 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscaping | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Preserved Wood | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry | | |

Inclusions: N/A

Live in the heart of Hillhurst on a quiet, tree-lined street just steps from Kensington and the Bow River pathways. This detached two-storey sits on a 25' x 135' south-facing lot and offers a bright, open-concept main floor with hardwood throughout, large windows, and an updated kitchen with modern finishes and a functional breakfast bar—perfect for both everyday living and entertaining. Upstairs features three spacious bedrooms, two full baths, and vaulted ceilings that add light and volume. The fully developed basement provides a fourth bedroom and rec space—ideal for a home office, gym, and guests. Enjoy a private, landscaped backyard, lane access, and a single detached garage with solar PV. This move-in ready home includes a new furnace and updated kitchen and appliances. An ideal opportunity for professionals and families seeking inner-city living and walkability, in one of Calgary's most desirable neighbourhoods. Next to two elementary schools and Queen Elizabeth High School, and a short jaunt to SAIT and the University of Calgary. Live next door to beautiful parks, the West Hillhurst Community Club with hockey rink, summer outdoor pool, and playground.