



1718 7 Avenue NW  
Calgary, Alberta

MLS # A2144620



**\$1,459,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	2,320 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Private, Secluded, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Imagine stepping into your dream home, where every detail has been crafted to inspire joy and create lasting memories. Welcome to 1718 7th Ave NW, a breathtaking sanctuary nestled in the heart of Hillhurst, where the warmth of family life meets the excitement of urban living. As you approach this stunning 3,400 (2320 above grade) sqft semi-detached home, you'll feel your heart skip a beat. The tree-canopied street, lined with charming heritage homes, sets the stage for the incredible journey that awaits you inside. Open the door, and prepare to be captivated. The bright, light-filled interior instantly lifts your spirits, while the expansive layout promises endless possibilities for your family to grow, play, and thrive. At the heart of this home lies a kitchen that will make your culinary dreams come true. Imagine the laughter and love that will fill this space as you prepare meals on the magnificent 48" JENNAIR 6 Burner Gas Range, surrounded by TOP-OF-THE-LINE appliances that make every day feel like a special occasion. As you explore further, each room reveals new wonders. The upper level, with its THREE BEDROOMS each boasting PRIVATE ENSUITES, offers a haven of comfort and privacy for every family member. But it's the master retreat that will truly take your breath away. Picture yourself waking up to soaring VAULTED CEILINGS and VIEWS of downtown Calgary, feeling like you're on top of the world. For moments of relaxation and fun, the lower level entertainment area beckons. Here, you can imagine the joyous gatherings, game nights, and cozy movie evenings that will bring your family closer together. Outside, the deep lot and spacious backyard invite you to create your own outdoor oasis. Can you see yourself hosting summer barbecues, watching your children play, or simply enjoying a quiet moment under the stars? This isn't just a house; it's a

canvas for your family's most cherished moments. From the first steps of a toddler echoing through the hallways to the proud send-off of a college-bound teen, this home is ready to embrace every chapter of your family's story. Located in the vibrant Hillhurst community, you're not just buying a home, but a lifestyle. Imagine weekend strolls to nearby cafes, impromptu picnics in local parks, and the ease of accessing the best that Calgary has to offer, all while coming home to your personal sanctuary. 1718 7th Ave NW is more than a luxurious property; it's the key to unlocking the life you've always dreamed of. It's where your family's happiest memories are waiting to be made. Don't let this once-in-a-lifetime opportunity slip away. Make this Hillhurst gem your home, and start writing the next beautiful chapter of your family's story today. Hillhurst is a gem of a community where history meets modernity. Tree-lined streets, vibrant Kensington shops, and diverse homes create a dynamic community. Enjoy parks, river pathways, and easy city access. Walking distance to all K-12 grades.