



2711 7 Avenue NW
Calgary, Alberta

MLS # A2147335



\$2,399,995

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,992 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Hot Tub

Discover this magnificent custom-built home in the sought-after West Hillhurst neighborhood, featuring an oversized (725+ sqft) detached triple garage and luxury upgrades. The heart of this home is its gourmet kitchen, designed with Marvel kitchen cabinetry, quartzite countertops, a full Butler's pantry, and integrated appliances including Thermador, Wolf, and Miele. The kitchen also includes two ovens (one steam). Additionally, the main level offers engineered hardwood throughout, a bar, a well-designed living area with a stunning brick fireplace, a designer office, and a mudroom with dog wash. This residence offers three spacious bedrooms and two and a half beautifully designed bathrooms with custom plumbing fixtures. The master suite includes a curb-less shower, and heated ensuite bathroom floors for added comfort. Additional features include stylish millwork, custom lighting fixtures, a water softener, water filtration system, dual air conditioning units, indoor and outdoor speakers with Sonos system, cedar soffit, Hunter Douglas blinds throughout (electric operation on the main level), and an upgraded electrical system. The 1,400+ sqft undeveloped basement is ready for your personal touch, with rough-ins for in-floor heating, an additional bedroom, and a bathroom. Outside, the home features a large, covered patio with a fireplace, an outdoor TV, a saltwater hot tub, and two gas lines on the deck. The backyard is maintenance-free with a south exposure, the front yard is beautifully landscaped and equipped with inground sprinklers. Located on the highly sought-after, tree-lined 7 Avenue, this home provides easy access to Foothills & Children's Hospitals, the Bow River Pathway system, and is just minutes from downtown, UofC, and Kensington. Immerse yourself in nature with nearby Edworthy Park and Riley Park, all making this an ideal family home.