



GRASSROOTS

REALTY GROUP

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2235 7 Avenue
Calgary, Alberta

MLS # A2313922



\$899,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,693 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, French Door, No Smoking Home		

Inclusions: All window coverings

Coveted "Upper 7th Avenue" in Upper West Hillhurst! This detached home is situated on one of the neighborhood's most desirable cul-de-sacs. Set well above the flood plain, it offers an exceptional leafy inner-city location just five doors from the famous Grasshopper Hill off-leash area. Literally at the end of the street, you'll find West Hillhurst Park, Queen Elizabeth K–12 Schools, and the extensive year-round amenities of the WHCA, including an outdoor pool, skating rink, fitness facilities, and a variety of sports courts. Nestled in this outstanding location, this thoughtfully redesigned detached home blends character, comfort, functionality, and space, offering nearly 2,400 sq. ft. of developed living area. Featuring 3 bedrooms and 2.5 bathrooms, the home has undergone significant updates over the past 5–10 years. Fantastic curb appeal and a welcoming front porch lead into a spacious foyer and bright formal living and dining rooms. Tall bay windows flood the space with natural light while framing views of the front garden, the tree-lined avenue, and the hillside estates beyond. At the heart of the home is the modern central kitchen, which opens to a casual dining area and family room—an inviting space for everyday living and effortless entertaining. Hardwood floors, a wood-burning fireplace, and French doors leading to the private south-facing backyard add warmth and charm throughout. Upstairs, the generous primary bedroom features city views, a full-length south-facing balcony, and a spacious six-piece Jack-and-Jill ensuite. Two additional bedrooms complete the upper level. The recently fully developed basement, with a separate side entrance, offers a large, bright, and versatile games/media room featuring no fewer than four oversized double windows! This flexible space could easily accommodate a teen or nanny retreat, home gym,

or multiple rooms. A recently renovated 3-piece bathroom with heated floors, along with a dedicated laundry and storage room, completes the lower level. Additional features include A/C and, like many infill homes in the area, a comfortable insulated PWF system. Outside, the sunny south-facing backyard features a covered raised deck off the family room, low-maintenance landscaping, and a newer oversized single garage. This is the perfect location on one of the community's most sought-after streets—just a five-minute bike ride to Kensington and the Bow River pathways, and approximately five minutes by car to downtown. Don't miss this exceptional opportunity. Visit the Open House on Saturday and Sunday from 2:00–4:30 p.m., or contact your favorite REALTOR® to arrange an easy-to-book private showing today!