



2330 7 Avenue NW
Calgary, Alberta

MLS # A2318519



\$1,860,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,178 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Alley Access, Garage Faces Rear, Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Refrigerator x 2, Hood Fan, Mini Fridge, Hot Tub, Outdoor Kitchen BBQ, Fire Pit Table, Shed, Vacuum System Attachments, Vacuum System(s), Water Softener, Air Conditioner x 2, Ceiling Fan, TV Wall Mounts, Deep Freeze, Built-In Speakers

Located in the heart of West Hillhurst, this executive two-storey home offers over 4,700 sq ft of developed living space on a beautifully landscaped lot, combining exceptional scale and thoughtful design. With a welcoming front porch, five bedrooms, three full bathrooms, two half bathrooms, and a heated triple detached garage, this home offers exceptional space for both everyday living and entertaining. The main floor is defined by soaring ceilings, rich walnut flooring, and expansive windows fitted with custom shutters and Hunter Douglas blinds that fill the home with natural light. A grand foyer creates an impressive first impression, opening to a formal dining room and a sophisticated family room anchored by a gas fireplace. At the centre of the home, the gourmet kitchen is appointed with quartz countertops, custom walnut cabinetry, a large island with seating, premium stainless steel appliances including a gas range, and a walk-through pantry offering extensive storage along with an additional full-size refrigerator conveniently positioned between the kitchen and dining room. The open-concept layout flows seamlessly into the casual dining area and impressive living room, where a gas fireplace serves as a striking focal point. Sliding glass doors lead directly to the covered and heated outdoor kitchen, complete with a built-in BBQ for year-round enjoyment. A well-equipped mudroom with extensive built-in storage and a powder room complete the main level. Upstairs, the primary suite serves as a private retreat featuring its own balcony with city views, a gas fireplace, an expansive walk-in closet with custom built-ins, and a luxurious five-piece ensuite with dual vanities, a soaker tub, and an oversized glass shower with spa shower tower. Three additional generously sized bedrooms share a well-appointed six-piece bathroom with dual sinks, an oversized standalone

shower, and a tub with shower. A second powder room and convenient upper-floor laundry room add functionality to the level. The fully developed basement expands the living space with a large recreation and games area, wet bar with sink and beverage fridge, dedicated gym space with mirrored wall, an additional bedroom, a four-piece bathroom, and a versatile room ideal for a home office or craft room. In-floor heating ensures year-round comfort, while ample storage keeps everything organized. Private and beautifully landscaped, the backyard features low-maintenance artificial turf, a stone patio, fire table, hot tub, raised planters, mature trees, and a storage shed. Additional highlights include a/c and on-demand hot water. West Hillhurst offers an exceptional inner-city lifestyle, with parks, playgrounds, off-leash areas, tennis courts, Bow View Pool, and extensive green space close at hand. Enjoy easy access to Kensington's shops and restaurants, downtown, SAIT, the U of C, Foothills & Alberta Children's Hospital, transit, and major roadways. Nearby schools include Queen Elizabeth. Check out the 3D Tour!