

2004 7 Avenue NW
Calgary, Alberta

MLS # A2185260



\$819,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,546 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Quartz Counters, Soaking Tub, Track Lighting		

Inclusions: Two cabinets & desk on second level.

OPEN HOUSE SUNDAY, JANUARY 5TH FROM 11 AM - 1 PM. Beautifully updated 3 bedroom 1.5 storey home situated on an extra deep 25'x144' lot in the heart of West Hillhurst, offering over 1500 sq ft of developed living space! The main level presents newer laminate floors & new light fixtures throughout, showcasing the welcoming living room & kitchen that's tastefully finished with quartz counter tops, white Subway tile backsplash, island/eating bar, plenty of storage space, a cozy dining area & stainless-steel appliances. A spacious family room with feature fireplace & access to the back deck is open to the kitchen. Completing the main level, is a bedroom with new ceiling fan, 3 piece bath & laundry facilities with new washer. The second storey with new laminate floors & baseboards hosts a home office area with 2 full-height cabinets & desk. There are also 2 bedrooms, both with new ceiling fans. The primary bedroom boasts a 4 piece ensuite. The basement is currently undeveloped; however, had new vapor barrier installed in 2020 & also has storage shelves. Other notable interior upgrades include new furnace, hot water tank, central A/C & mini-split A/C (all in 2021), plumbing work, including sewer line hydro jetting & addition of pressure valve in basement, attic asbestos removal & new R-40 insulation (2020), smart switches added to most lights, new fans in both bathrooms plus a small electrical panel in laundry area to support new electrical additions. There's an additional 200 square feet in the partial basement which is great for storage and extra freezer space. The exterior of the home has also been updated, including fresh paint & some new wood siding, increased fence height, fully stripped & stained (2020), exterior ventilation & updated soffits & fascia (2020). Also enjoy the front & back yards, which have had arborist & new

sod work completed plus a new retaining wall, rock & perennials, fireplace area with rock & some boards on the front deck were replaced in 2022. Parking is a breeze with the double detached garage with new garage door motor & remotes that's accessed via a quiet, semi-private alley. The location can't be beat — just steps to Grasshopper Hill off-leash park with amazing downtown views, West Hillhurst Community Association & close to Riley Park, trendy Kensington, Bow River pathways, schools, shopping, public transit & just minutes to the downtown core.