



# 1718 7 Avenue Calgary Alberta

\$1,459,000

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'...

Bedroom 3.05 M x 2.97 M  
 Bedroom 3.12 M x 3.02 M  
 4pc Bathroom .00 M x .00 M  
 3pc Bathroom .00 M x .00 M  
 Furnace 2.57 M x 2.11 M  
 Bedroom 3.96 M x 3.81 M

Dining room 4.09 M x 3.96 M  
 Living room 6.07 M x 4.12 M  
 Family room 9.63 M x 4.67 M  
 2pc Bathroom .00 M x .00 M  
 Bonus Room 4.93 M x 3.30 M  
 Laundry room 2.44 M x 1.75 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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<http://kamdhillonre.com/>



See

**Mirror**

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3pc Bathroom .00 M x .00 M

Primary Bedroom 4.24 M x 3.99 M

Kitchen 6.60 M x 4.80 M