



## 2227 7 Avenue Calgary Alberta

\$2,175,000

This stunning 5 bedroom, 5-bathroom home delivers over 4500 square feet of sleek modern style, rich in comfort and convenience. Custom-built, with meticulous attention to detail in every area of this space inside and out, this West Hillhurst dream home is a must see. As you enter the wide foyer, you'll instantly be taken with bright and airy feel throughout the open concept main level. Thoughtfully placed windows and glass design features optimize natural light while maintaining a strong architectural presence - a true masterpiece of functionality and aesthetics. The kitchen is the heart of this home and is perfect for entertaining any sized crowd. The giant 18-foot kitchen island has plenty of room for seating and conversation with family or guests while you prepare your favourite recipes on the high-end gas countertop stove. This minimalist modern kitchen showcases a neutral colour palette with warm, earthy accents. Storage is abundant, thanks to cleverly designed custom cabinets. Built-in ovens, a separate wine fridge and hidden appliances seamlessly blend convenience with style. Whether you prefer dining inside, or al fresco in the summer months, this home can handle it. The dining area has lots of space for hosting family and friends and the adjacent French doors open out on to the expansive rear deck. After dinner, relax and catch-up by the gorgeous gas fireplace that is flanked by impressive stonework and beautiful built-in shelving. You'll love the contemporary touches and timeless elegance this space offers. Upstairs, the primary bedroom is a true oasis. The truly exceptional ensuite features a deep soaker tub, massive custom tiled shower, double vanities with a serene, calming aesthetic - perfect for unwinding after a long day. The adjacent walk-in closet is a wonderful fusion of function and form - with lots of perfectly designed space for your clothes a...

Primary Bedroom 16.50 Ft x 15.08 Ft

Bedroom 13.92 Ft x 12.58 Ft

Bedroom 14.00 Ft x 12.33 Ft

3pc Bathroom 8.50 Ft x 4.67 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

5pc Bathroom 15.42 Ft x 9.42 Ft

Bedroom 11.75 Ft x 10.17 Ft

3pc Bathroom 8.67 Ft x 4.67 Ft

Wine Cellar 13.92 Ft x 4.92 Ft

Kitchen 22.00 Ft x 17.00 Ft

Dining room 13.00 Ft x 12.00 Ft

Foyer 16.50 Ft x 8.58 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://www.rlobsinger.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Bonus Room	16.58 Ft x 10.08 Ft	Living room	19.00 Ft x 18.00 Ft
Family room	17.58 Ft x 16.83 Ft	Other	8.50 Ft x 8.08 Ft
Recreational, Games room	17.42 Ft x 16.83 Ft	Den	14.00 Ft x 10.42 Ft
Bedroom	12.58 Ft x 12.08 Ft		