



1765 7 Avenue Calgary Alberta

\$1,558,888

Price Reduction Motivated Seller Nestled on a quiet, tree-lined street just five doors down from a fantastic park and green space, this luxurious NEW detached home offers sophisticated inner-city living in the sought-after community of Hillhurst. With over 2,900 square feet of developed space, 10' ceilings on main floor, 9' on 2nd and basement blends modern design, thoughtful upgrades and exceptional functionality in one of Calgary's most walkable and connected neighbourhoods. A striking exterior with warm wood accents, stonework and oversized windows creates beautiful curb appeal. Inside, the flexible front sitting room is perfect for greeting guests or working from home, flowing seamlessly into the central dining space. The chef-inspired kitchen is both beautiful and functional with stone countertops, a massive island with breakfast bar seating, upgraded stainless steel appliances including a gas cooktop, (1200/1000CFM) Commercial exhaust fan and full-height two-tone cabinetry for ample storage. At the rear of the home, the cozy living room centres around a full-height stone fireplace flanked by custom built-ins, while oversized rear windows frame tranquil backyard views. A custom mudroom with built-in storage keeps everyday life organized at the rear entrance. A glamorous open-riser staircase with glass railing leads to the upper level where three spacious bedrooms, laundry and two bathrooms await. Skylights flood the hallway and both bathrooms with natural light. The elegant primary suite features a walk-in closet with custom built-ins and a lavish ensuite complete with dual vanities, a deep soaker tub and an oversized shower with rain head. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Downstairs, the finished basement provides valuable additional space with a large recreation area that includes a built-in med...

Recreational, Games room 14.92 Ft x 23.00 Ft

Furnace 7.83 Ft x 12.83 Ft

Bedroom 12.25 Ft x 12.50 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Other 12.17 Ft x 5.58 Ft

Living room 11.83 Ft x 15.50 Ft

2pc Bathroom 4.92 Ft x 5.42 Ft

Laundry room 8.17 Ft x 7.25 Ft

Primary Bedroom 12.00 Ft x 16.00 Ft

Other 5.58 Ft x 10.42 Ft

Bedroom 13.42 Ft x 7.67 Ft

Bedroom 9.00 Ft x 15.42 Ft

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Listing Presented By:



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RE/MAX Real Estate (Central)



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Kitchen	15.50 Ft x 8.50 Ft	5pc Bathroom	10.00 Ft x 10.42 Ft
Dining room	11.83 Ft x 9.00 Ft	4pc Bathroom	8.08 Ft x 5.00 Ft
Family room	14.00 Ft x 11.83 Ft		