



2409 7 Avenue Calgary Alberta

\$1,050,000

OPEN HOUSE Sat Sept 6, 2-4:30pm Tucked away on a quiet cul-de-sac in the heart of West Hillhurst, this beautifully updated 4-bedroom, 4-bathroom home combines thoughtful design with timeless style in one of Calgary's most desirable inner city communities. From the moment you step inside, you're greeted with 9' ceilings, elegant crown moulding, and a bright, inviting layout that flows seamlessly from room to room. The front living and dining area offers a warm welcome, anchored by the striking curved staircase. At the heart of the home is the chef's kitchen, showcasing custom cabinetry, quartz countertops, a dramatic waterfall island, beverage chiller, and high end appliances. Designed for both family living and entertaining, it opens into a cozy living room with gas fireplace and patio doors leading to the sun-drenched south-facing backyard. Upstairs, soaring vaulted ceilings and two skylights fill the home with natural light. The primary retreat is a true sanctuary, complete with a private balcony overlooking mature trees, a gas fireplace, walk-in closet with builtins, and a spa inspired 5 piece ensuite with heated floors. Relax in the soaker tub or enjoy the oversized glass shower featuring dual rain heads, and body spray jets. Two additional bedrooms, a 4-piece bath, and convenient upstairs laundry complete the upper level. The fully finished basement extends the living space with a versatile office or workout area, including a builtin Murphy bed for overnight guests. A stylish wet bar with slate flooring and a beverage fridge sets the stage for entertaining, while the spacious rec room with gas fireplace and automated blinds is perfect for movie nights. A 3-piece bathroom completes this level. Outdoors, both the front and back yards have been designed for low-maintenance living with synthetic grass, professional landscaping, and perennial plantings. The backy...

4pc Bathroom 7.83 Ft x 4.67 Ft

5pc Bathroom 9.83 Ft x 11.75 Ft

Bedroom 9.75 Ft x 13.00 Ft

Bedroom 15.83 Ft x 16.17 Ft

Primary Bedroom 15.75 Ft x 15.75 Ft

Other 4.67 Ft x 12.58 Ft

Recreational, Games room 14.67 Ft x 41.33 Ft

Furnace 4.83 Ft x 18.67 Ft

2pc Bathroom 4.83 Ft x 4.67 Ft

Dining room 12.42 Ft x 8.42 Ft

Foyer 5.50 Ft x 10.33 Ft

Kitchen 15.50 Ft x 18.67 Ft

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3pc Bathroom 4.50 Ft x 8.67 Ft

Family room 15.92 Ft x 21.33 Ft

Bedroom 14.58 Ft x 15.08 Ft

Living room 10.58 Ft x 14.00 Ft