



2411 7 Avenue Calgary Alberta

\$974,900

Nestled on a quiet cul-de-sac in the heart of desirable West Hillhurst, this thoughtfully designed home offers over 3,070 sq.ft. of developed living space, perfect for growing families or professionals seeking comfort, functionality, and location. Framed by mature evergreens, the home welcomes you with charming curb appeal and a warm, inviting atmosphere. Step inside to a bright main floor featuring a cozy front living and dining area, ideal for entertaining or family gatherings. At the heart of the home is a well appointed kitchen with rich wood cabinetry, granite countertops, a large centre island with a raised breakfast bar, and ample storage. The adjoining family room boasts a gas fireplace and patio doors that open to a sun drenched, south facing balcony where you can enjoy BBQs as you overlook the lush backyard. Ascend the elegant curved staircase to the upper level, where a skylight floods the hallway with natural light. You'll find a conveniently located laundry area, a full bathroom, and three generously sized bedrooms, all with vaulted ceilings. The secluded primary retreat offers a peaceful escape with its own private balcony facing the treetops, a custom walk-in closet, and abundant built-in storage with a gas fireplace insert. The luxurious 5pc ensuite includes a jetted soaker tub, his/her vanities, and separate shower with dual shower heads. The fully developed walk-out basement features a spacious rec room that opens onto a covered patio; ideal for relaxing or creating a hot tub oasis. Two generous storage rooms ensure plenty of space for all your seasonal treasures, while a fourth bedroom and full bathroom provide a private space for guests, a home office, or gym. The south facing backyard is a true outdoor sanctuary, featuring planters, green space, access to your heated double garage, and a striking wrought-iron curved staircase connecting the pat...

Recreational, Games room 14.75 Ft x 16.50 Ft

Other 14.75 Ft x 4.33 Ft

Storage 4.92 Ft x 15.42 Ft

Storage 4.17 Ft x 8.25 Ft

Bedroom 9.58 Ft x 11.75 Ft

3pc Bathroom Measurements not available

Living room 10.75 Ft x 10.00 Ft

2pc Bathroom Measurements not available

Laundry room 3.42 Ft x 6.83 Ft

Primary Bedroom 12.25 Ft x 15.67 Ft

Bedroom 10.00 Ft x 2.67 Ft

Bedroom 13.67 Ft x 14.17 Ft

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Kitchen	12.17 Ft x 18.25 Ft	4pc Bathroom	Measurements not available
Dining room	11.00 Ft x 12.00 Ft	5pc Bathroom	Measurements not available
Family room	16.00 Ft x 17.67 Ft		