



2004 7 Avenue Calgary Alberta

\$819,000

OPEN HOUSE SATURDAY, JANUARY 4TH FROM 1-3 PM & SUNDAY, JANUARY 5TH FROM 11 AM - 1 PM.

Beautifully updated 3 bedroom 1.5 storey home situated on an extra deep 25'x144' lot in the heart of West Hillhurst, offering over 1500 sq ft of developed living space! The main level presents newer laminate floors & new light fixtures throughout, showcasing the welcoming living room & kitchen that's tastefully finished with quartz counter tops, white Subway tile backsplash, island/eating bar, plenty of storage space, a cozy dining area & stainless-steel appliances. A spacious family room with feature fireplace & access to the back deck is open to the kitchen. Completing the main level, is a bedroom with new ceiling fan, 3 piece bath & laundry facilities with new washer. The second storey with new laminate floors & baseboards hosts a home office area with 2 full-height cabinets & desk. There are also 2 bedrooms, both with new ceiling fans. The primary bedroom boasts a 4 piece ensuite. The basement is currently undeveloped; however, had new vapor barrier installed in 2020 & also has storage shelves. Other notable interior upgrades include new furnace, hot water tank, central A/C & mini-split A/C (all in 2021), plumbing work, including sewer line hydro jetting & addition of pressure valve in basement, attic asbestos removal & new R-40 insulation (2020), smart switches added to most lights, new fans in both bathrooms plus a small electrical panel in laundry area to support new electrical additions. The exterior of the home has also been updated, including fresh paint & some new wood siding, increased fence height, fully stripped & stained (2020), exterior ventilation & updated soffits & fascia (2020). Also enjoy the front & back yards, which have had arborist & new sod work completed plus a new retaining wall, rock & perennials, fireplace area with rock & some boards on the front dec...

Kitchen 13.83 Ft x 10.00 Ft
 Dining room 9.83 Ft x 6.42 Ft
 Living room 13.75 Ft x 11.17 Ft
 Family room 16.42 Ft x 11.50 Ft
 Foyer 11.17 Ft x 5.08 Ft
 Laundry room 4.75 Ft x 2.83 Ft

Bedroom 10.00 Ft x 7.92 Ft
 3pc Bathroom .00 Ft x .00 Ft
 4pc Bathroom .00 Ft x .00 Ft
 Loft 10.42 Ft x 5.92 Ft
 Primary Bedroom 16.42 Ft x 10.00 Ft
 Bedroom 10.17 Ft x 9.75 Ft

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

Listing Presented By:



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 RE/MAX First

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RE/MAX Realty Professionals

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