



2518 7 Avenue Calgary Alberta

\$1,725,000

Your dream home awaits! Every aspect of this home has been finished with luxurious living in mind and was designed to elevate your lifestyle. Massive lot in beautiful West Hillhurst backing directly onto pristine off lease park! This showstopping home has everything you could possibly need & more! Incredibly unique home offers over 3250 sq. ft above ground of living space & a fully finished basement with an additional 1187 sq. ft of living space. The kitchen is a chef's dream equipped with a walk-in pantry and appliance storage with a prep sink, a separate drink station with a fridge, bar sink, & wine storage. The built-in kitchen table offers a perfect spot for casual dining & entertaining. Designed with entertainment in mind, this home boasts multiple spaces for hosting friends and family. The lower floor features a games room with a pool table, with rough-ins for a gas fireplace & wet bar. A sound proof media room awaits for your family movie nights with its big-screen HDTV & high-end ceiling speakers, supported by a media ready closet for seamless connectivity throughout the house. Kids will love their designated play spaces, from the ladder accessible play loft to the games room hideaway, promising endless hours of fun and imagination! The main floor bedroom is grand and could easily double as an office. Start your mornings in the primary ensuite complete with a convenient coffee station, steam shower, and heated floors. The 3 upper bedrooms each have a walk in closet and its own attached ensuite. The basement bedroom has a large closet and the bathroom is right next to it. Step out onto the south facing balcony to savour sunny days. Outside is truly an oasis! You'll find a tiered multi-use backyard featuring mature trees, garden beds & fruit shrubs. Each level offers a different experience, from the deck/fire pit level to the grassy lawn and veggie garden lev...

Loft 4.92 Ft x 12.92 Ft

3pc Bathroom 6.75 Ft x 7.50 Ft

Bedroom 11.58 Ft x 18.50 Ft

Family room 13.83 Ft x 16.17 Ft

Laundry room 10.58 Ft x 11.92 Ft

2pc Bathroom 8.67 Ft x 5.42 Ft

Other 8.83 Ft x 16.58 Ft

Bedroom 13.50 Ft x 16.50 Ft

4pc Bathroom 7.50 Ft x 8.42 Ft

4pc Bathroom 8.00 Ft x 5.08 Ft

5pc Bathroom 17.17 Ft x 20.42 Ft

Bedroom 12.58 Ft x 15.58 Ft

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Listing Presented By:



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Dining room 9.00 Ft x 12.67 Ft
Family room 30.75 Ft x 12.58 Ft
Kitchen 16.83 Ft x 24.50 Ft
Living room 18.75 Ft x 16.83 Ft

Bedroom 12.67 Ft x 18.08 Ft
Laundry room 8.67 Ft x 9.75 Ft
Primary Bedroom 13.83 Ft x 24.00 Ft