



2532 7 Avenue Calgary Alberta

\$1,450,000

Positioned on a massive 73' x 130' lot backing directly onto green space, this full duplex presents a compelling opportunity for builders, investors or renovators in the highly desirable community of West Hillhurst. A flexible configuration with 2 main level dwellings and an additional illegal basement suite creates 3 separate living spaces while offering long-term redevelopment potential on an oversized inner-city parcel. Mature trees frame the property while the green space behind removes rear neighbours, creating a sense of openness and privacy rarely found this close to the city core. Both main level homes feature functional and spacious layouts designed for comfortable everyday living. Large front foyers welcome residents and guests while creating practical separation from the main living areas. Bright living and dining spaces centre around striking wood burning fireplaces encased in stone, delivering warmth, character and a natural gathering place during colder months. Patio sliders extend the living space outdoors to front facing balconies where sunny south exposure provides an ideal setting for morning coffees or evening relaxation. The kitchens are efficiently arranged with stainless steel appliances, generous cabinetry, ample counter space and dedicated breakfast nooks that support casual meals and daily routines. Each main level residence includes a primary bedroom with its own private 2-piece ensuite, eliminating the need for late night trips down the hall, along with 2 additional bedrooms and a full 4-piece bathroom. Lower level space under Unit 2530 remains largely unfinished aside from a spacious foyer entry, leaving significant storage capacity or future development possibilities. A separate illegal basement suite under Unit 2532 expands the property's flexibility with its own living room featuring a wood burning fireplace, full kitchen, 1 bedroom a...

Den 13.83 Ft x 13.67 Ft
Foyer 14.00 Ft x 13.75 Ft
Living room 13.67 Ft x 15.50 Ft
Kitchen 13.50 Ft x 8.83 Ft
Storage 14.25 Ft x 25.92 Ft
Bedroom 13.58 Ft x 12.42 Ft

Primary Bedroom 11.42 Ft x 12.50 Ft
Bedroom 10.25 Ft x 10.50 Ft
Bedroom 10.17 Ft x 10.25 Ft
2pc Bathroom 4.83 Ft x 10.08 Ft
4pc Bathroom 6.50 Ft x 7.83 Ft
Living room 12.83 Ft x 14.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

4pc Bathroom 10.50 Ft x 5.67 Ft

Living room 17.33 Ft x 12.33 Ft

Dining room 13.75 Ft x 11.00 Ft

Kitchen 15.42 Ft x 12.08 Ft

Dining room 12.92 Ft x 9.08 Ft

Kitchen 15.50 Ft x 12.08 Ft

Primary Bedroom 11.83 Ft x 12.58 Ft