

# \$919,900 - 2732 7 Avenue Nw, Calgary

MLS® #A2220466

**\$919,900**

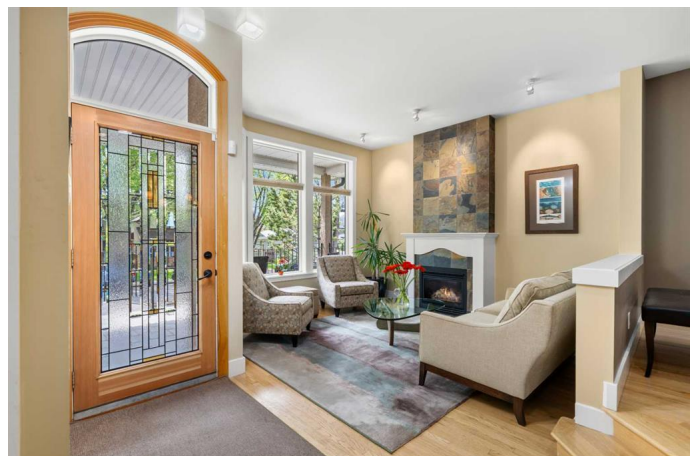
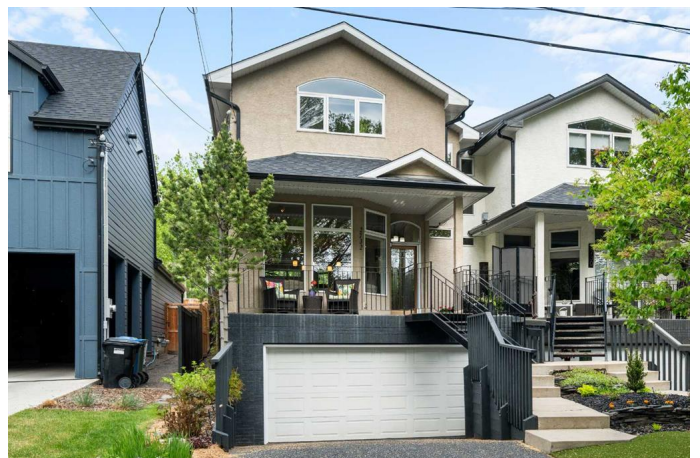
3 Bedroom, 4.00 Bathroom, 1,806 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

\*\*\* OPEN HOUSE: JUNE 14, 12-3 PM! \*\*\*

Nestled in the heart of West Hillhurst, this charming and thoughtfully designed 2-storey home offers over 2,294 sq ft of comfortable, livable space with a seamless blend of classic character and modern convenience. Located on a quiet, tree-lined street and backing directly onto Karl Baker Park, this home is a rare inner-city retreat with unbeatable access to green space. Curb appeal is immediate with its welcoming front deck and low-maintenance landscaping. Step inside to a warm, light-filled main floor featuring original hardwood flooring and expansive windows throughout. The spacious living room with a cozy gas fireplace flows effortlessly into the formal dining area—perfect for family gatherings or entertaining. The kitchen is both functional and inviting, with ample cabinetry and counter space, ideal for home cooks and entertainers alike. Adjacent to the kitchen, a cozy sitting area overlooks the private backyard oasis, offering a tranquil spot to enjoy your morning coffee, curl up with a book, or unwind at the end of the day. Upstairs, the primary suite is a true retreat, complete with a massive walk-in closet and a spa-inspired ensuite featuring a stylish vanity, soaker tub, and separate walk-in shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the second level. The fully finished basement adds excellent flexibility, offering a large recreation/media room and a full 3-piece bathroom—perfect for a teen's space,



home gym, or guest suite. Step outside to your private backyard sanctuary, which backs directly onto Karl Baker Park. A gardenerâ€™s dream, this lush space is filled with well-established perennials that bloom year after yearâ€”perfect for those who love to relax, entertain, or get their hands in the soil. Ideally located just steps from Helicopter Park, the Bow River Pathway system, local schools, and the vibrant Kensington district, this home offers walkable access to all amenities, plus quick connectivity to downtown and major roadways. Classic charm. Urban convenience. A backyard that opens to nature. This is the West Hillhurst lifestyle at its bestâ€”donâ€™t miss it.

Built in 1997

**Essential Information**

MLS® #	A2220466
Price	\$919,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2732 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 1A7

### Amenities

Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Private Yard, Rain Gutters  
Lot Description Back Yard, Backs on to Park/Green Space, Conservation, Environmental Reserve, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Views, Wooded  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 29th, 2025  
Days on Market 21  
Zoning R-CG

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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