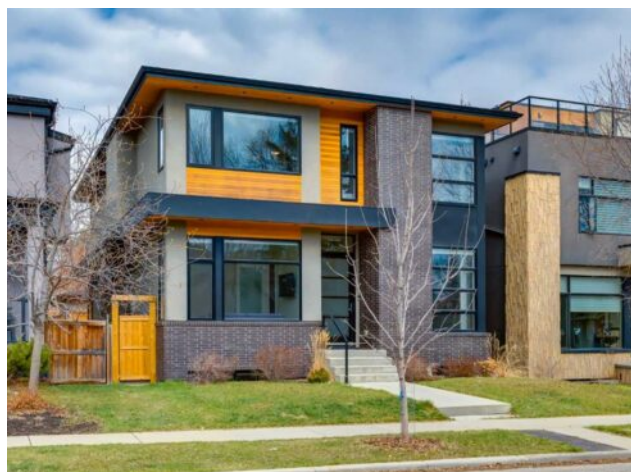


**2308 7 Avenue NW
Calgary, Alberta**

MLS # A2215981



\$2,099,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,285 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Triple Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Concrete, Hardwood, See Remarks, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Silent Floor Joists, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: -

This beautifully crafted residence offers impressive curb appeal, characterized by its clean, modern lines and a brick and stucco exterior. Step inside to a tiled foyer flanked by a private home office on one side and a formal dining room on the other. A stylish 2-piece powder room and a functional side mudroom with built-in lockers add everyday convenience. The expansive great room features a gas fireplace and custom built-ins, flowing seamlessly into the chef's kitchen, complete with a 5-burner gas cooktop, dual wall ovens, microwave, and abundant counter space and storage. A custom bar nook with a bar fridge adds a perfect touch for entertaining, and two sets of sliding patio doors open the entire rear of the home to a covered patio and expansive yard. A walk-through butler's pantry connects the kitchen and dining room, featuring a second fridge and additional storage. Upstairs, you'll find four spacious bedrooms, each with its own ensuite. The primary retreat features a gas fireplace, a luxurious 6-piece en-suite with a steam shower and soaker tub, and a walk-in closet equipped with built-ins. The second bedroom includes a walk-in closet and a private 3-piece ensuite, while the third and fourth bedrooms share a Jack-and-Jill bath. The stylish, oversized laundry room offers a sink, wide counters for folding, a convenient hanging bar and ample storage to keep everything organized and out of sight. The fully developed basement with in-floor heat includes a large rec/games room, a dedicated gym with rubber flooring and mirrored walls, a fifth bedroom, and a full bathroom. An oversized, insulated, and dry-walled triple garage completes this incredible home. Ideally located for convenience and lifestyle, just minutes to parks, off-leash areas, tennis and pickleball courts, the community sportsplex and outdoor pool, Kensington, top schools,

downtown, transit, and leading medical centres. This is inner-city living at its finest, where every amenity is at your doorstep.