



\$ 988,800.00

## 2620 7 AVENUE NW CALGARY

<https://paulbrinton.com>

Open house Oct31st 1:00-3:00PM. Welcome to this prime location quality construction materials, and custom millwork throughout combined home! The 10' ceiling height main floor has a generous gourmet kitchen and open living- dining - kitchen area, Boasting luxurious finishing including wide-plank engineered oak hardwood floors, The kitchen has a large...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1163668

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 15:41:04

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/24/21

**Two Piece Bath:** 1

**Lot size:** 2992 sq ft

**Year built:** 2019

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Playground, Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Backs on to Park/Green Space, Rectangular Lot

**Heating Type:** High Efficiency, In Floor, Fireplace(s)

**Total Parking:** 4

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Park, Pool, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Photo Count:** 40

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 2171.00

**Structure Type:** Duplex

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 455.46

**Rooms Above Grade:** 7

**Construction Materials:** Stucco,Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Gas  
Range,Microwave,Oven-Built-In,Range  
Hood,Refrigerator,Washer

**Subdivision Name:** West Hillhurst

**Lot Size Acres:** 0.07

