



\$ 2,200,000.00

2633 7 AVENUE NW CALGARY

<https://paulbrinton.com>

5 things to know about this Lighthouse Custom Home: 1) Classic Belgian Farmhouse exterior with creamy stucco and warm cedar accents 2) 50x120 lot size with south facing backyard on a beautiful tree lined street 3) Over 4000sqft of living space with triple detached garage, gym, 4 bedrooms total; each...

- 4 beds
- 5 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1109183

Type: Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-01 19:59:13

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 09/05/21

Two Piece Bath: 1

Lot size: 6006 sq ft

Year built: 2021

Parking: Triple Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Family Room, Gas

Exterior Features: Private Yard

District: CAL Zone CC

Inclusions: 2 central air conditioning units

Total Parking: 3

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Golf, Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Interior Features: Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)



Lot Features: Back Lane,Back Yard,Front Yard,Landscaped,Many Trees,Street Lighting,Rectangular Lot

Heating Type: High Efficiency,In Floor,Forced Air,Natural Gas

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Sink, Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Suite: No

Frontage Metres: 15.24M 50`0"

Living Area SF: 3021.00

Structure Type: House

Restrictions: None Known

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 728.24

Photo Count: 4

Construction Materials:

Cedar,Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Wine Refrigerator

Subdivision Name: West Hillhurst

Lot Size Acres: 0.14

