

1749 7 Avenue NW
Calgary, Alberta

MLS # A2295889



\$815,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,682 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Preserved Wood	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Live in the heart of Hillhurst on a quiet, tree-lined street just steps from Kensington and the Bow River pathways. This detached two-storey sits on a 25' x 135' south-facing lot and offers a bright, open-concept main floor with hardwood throughout, large windows, and an updated kitchen with modern finishes and a functional breakfast bar—perfect for both everyday living and entertaining. Upstairs features three spacious bedrooms, two full baths, and vaulted ceilings that add light and volume. The fully developed basement provides a fourth bedroom and rec space—ideal for a home office, gym, and guests. Enjoy a private, landscaped backyard, lane access, and a single detached garage with solar PV. This move-in ready home includes a new furnace and updated kitchen and appliances. An ideal opportunity for professionals and families seeking inner-city living and walkability, in one of Calgary's most desirable neighbourhoods. Next to two elementary schools and Queen Elizabeth High School, and a short jaunt to SAIT and the University of Calgary. Live next door to beautiful parks, the West Hillhurst Community Club with hockey rink, summer outdoor pool, and playground.