



Tao Guo
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Calgary/West Hillhurst

2407 9 AV NW

\$1,374,900

Detached

- Style:** 2 Storey
- Bedrooms:** Above: 3 / Ttl: 5
- Bathrooms:** Full: 3 / Half: 1
- Rooms Above:** 3
- Floor Area:** 273 SqM / 2,938 SF
- Year Built:** 2003
- Taxes:** \$9,103 / 2013
- Possession:** Negotiable



Amazing value for over 4400 sq ft of developed living space in the Briar Hill section of West Hillhurst. Offering elevated views above the river valley + a walk out lower level. Beautiful curb appeal, gorgeous landscaping, front veranda with stone accents & wood soffit barreled ceiling entry. Grand foyer has soaring ceilings with elegant chandelier. Front room office has coffered ceilings + ample built in file storage. Craftsmanship woodwork throughout, w/ crown moldings, elegant wainscoting, baseboards, window casings + built-ins. Kitchen boasts slab granite w/ a designer stainless steel appliance set, an open great room/family room has stunning over 18 ft high wall of windows. 3 bedrooms upstairs w/ 2 full bathrooms and a bonus loft library. Lower level has a 4 bedroom + bonus room/gym. Full bathroom w/ a spacious steam shower. Charming old world lamps adorn the landscaped yard, plus a hot tub and wood frame pergola. Why buy a new infill at a similar price when you can own a sprawling family home!



- Goods Included:** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener-1 Control, Hood Fan, Refrigerator
- Features:** Air Conditioning-Central, Balcony, Ceiling 9 ft., Deck, Fire Pit, Patio, Sauna, Vaulted Ceiling, Wall Unit-Built-In
- Parking:** Enclosed: 2 Total: 2 Double Garage Detached

