

2528 7 Avenue NW  
Calgary, Alberta

MLS # A2264653



\$1,450,000

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | West Hillhurst                                                           |        |                  |
| Type:     | Residential/Duplex                                                       |        |                  |
| Style:    | 3 (or more) Storey, Attached-Side by Side                                |        |                  |
| Size:     | 2,192 sq.ft.                                                             | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                                                                        | Baths: | 3 full / 1 half  |
| Garage:   | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener |        |                  |
| Lot Size: | 0.14 Acre                                                                |        |                  |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Sloped    |        |                  |

|             |                                                                                                                                                                       |            |      |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | High Efficiency, Forced Air                                                                                                                                           | Water:     | -    |
| Floors:     | Ceramic Tile, Vinyl Plank                                                                                                                                             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                       | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                                                                                        | LLD:       | -    |
| Exterior:   | Cement Fiber Board, Stucco                                                                                                                                            | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                       | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                                   |            |      |

Luxury New Build in West Hillhurst | 4 Beds | 3.5 Baths | 2,192 Sq. Ft. | Double Garage | Backs Onto Greenspace Experience elevated living in the heart of West Hillhurst with this stunning 2,192 sq. ft. luxury semi-detached home. Featuring 4 spacious bedrooms, 3.5 bathrooms, and a front attached double garage, this brand-new home blends modern design with timeless style. The open-concept main floor showcases tall ceilings, designer finishes, and a gourmet kitchen complete with high-end appliances, custom cabinetry, and a large island—perfect for entertaining. Expansive windows frame peaceful greenspace views, filling the home with natural light. Upstairs, the elegant primary suite offers a spa-inspired ensuite and walk-in closet, joined by two additional bedrooms and convenient laundry. The finished lower level includes a spacious rec room, fourth bedroom, and full bath. Backed by nature and steps from parks, schools, and the Bow River pathways, this West Hillhurst gem delivers the perfect balance of luxury and lifestyle.