

# \$1,450,000 - 2528 7 Avenue Nw, Calgary

MLS® #A2264653

**\$1,450,000**

4 Bedroom, 4.00 Bathroom, 2,192 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

**\*\* OPEN HOUSE Saturday October 25 from 1 - 3 pm \*\*** 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.

Built in 2025

## Essential Information

MLS® # A2264653

Price \$1,450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,192                  |
| Acres          | 0.14                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2528 7 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 1A4          |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                   |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                                   |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer                       |
| Heating           | High Efficiency, Forced Air                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Electric, Living Room                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                   |

Basement                      Full

**Exterior**

Exterior Features      Balcony, Private Yard  
Lot Description        Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Sloped  
Roof                      Asphalt Shingle  
Construction           Cement Fiber Board, Stucco  
Foundation              Poured Concrete

**Additional Information**

Date Listed              October 16th, 2025  
Days on Market        8  
Zoning                    R-CG

**Listing Details**

Listing Office            Real Broker

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.