

\$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	Finished, 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	7
----------------	---

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.