

# \$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 - Sunday October 19 2-4 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          Stucco, Cement Fiber Board

Foundation            Poured Concrete

**Additional Information**

Date Listed             October 16th, 2025

Days on Market        3

Zoning                   R-CG

**Listing Details**

Listing Office           Real Broker

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