

\$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

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	Side by Side, 3 Storey
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	Double Garage Attached, Driveway, Garage Door Opener, Additional Parking, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Double Vanity, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Built-In Refrigerator, Built-In Oven, Gas Cooktop
Heating	Forced Air, High Efficiency
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	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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