

\$1,450,000 - 2526 7 Avenue Nw, Calgary

MLS® #A2269153

\$1,450,000

4 Bedroom, 4.00 Bathroom, 2,212 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

**** OPEN HOUSE Sunday November 16 Noon to 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 2,212 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.

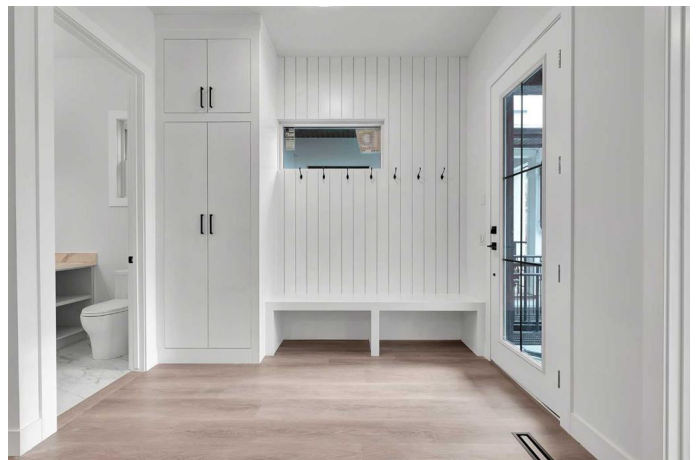
Upstairs, the elegant primary suite offers a spa-inspired ensuite and walk-in closet, joined by two additional bedrooms and convenient laundry. The finished lower level includes a spacious rec room, fourth bedroom, and full bath. Backed by nature and steps from parks, schools, and the Bow River pathways, this West Hillhurst gem delivers the perfect balance of luxury and lifestyle.

Built in 2025

Essential Information

MLS® # A2269153

Price \$1,450,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,212
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2526 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
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Exterior

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

Date Listed	November 11th, 2025
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Days on Market	2
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Zoning	R-CG
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Listing Details

Listing Office	Real Broker
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