

# \$1,375,000 - 2526 7 Avenue Nw, Calgary

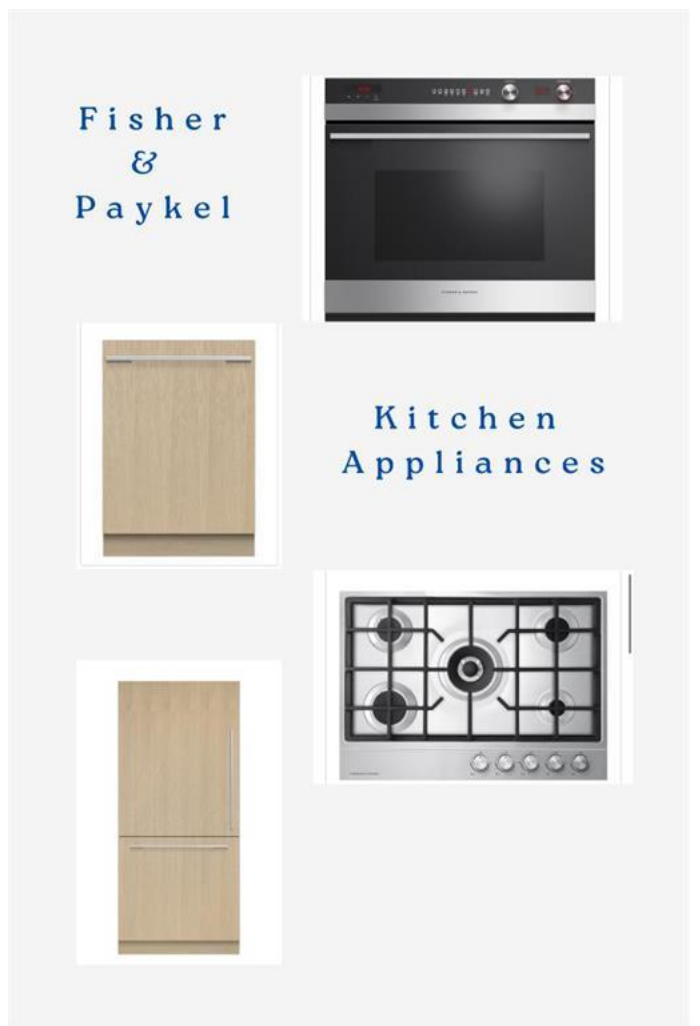
MLS® #A2198638

**\$1,375,000**

4 Bedroom, 4.00 Bathroom, 2,211 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to an extraordinary fusion of contemporary elegance and superior craftsmanship home built by New Trafford Homes. This brand new semi-detached home, offering 2,011 sq. ft. of exquisitely designed living space. Nestled in a sought after community West Hillhurst. This luxury home boasts an open concept layout with soaring ceilings, expansive upgraded triple pane windows, and premium finishes throughout. The chef's kitchen is a masterpiece, featuring a high-end Fisher & Paykel appliance package, sleek quartz countertops, custom cabinetry, and an oversized island perfect for entertaining. The seamlessly connected dining and living areas are enhanced by designer lighting and a statement fireplace, creating an inviting ambiance. Upstairs, discover 3 generously sized bedrooms, including a lavish primary retreat with a spa-inspired ensuite, complete with a walk-in shower, dual vanities, and an oversized soaker tub. A versatile bonus room, second full bath, and convenient upper level laundry complete this level. Additional highlights include a private fully landscaped back yard backing onto greenspace. Family sized deck and gas hook-up for all your barbequing needs. It's rare to find a front attached double garage, but you have found it! Enter into a thoughtfully designed mudroom, and premium flooring throughout the entire home. Completed home will include landscaping, fencing and deck in back yard. Your dream



home is conveniently located close to downtown, pathways, quick access to major roadways and shopping. This is sophisticated living at its finest. Don't miss the opportunity to make it yours.

Built in 2025

### Essential Information

MLS® #	A2198638
Price	\$1,375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 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	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, W  
 Heating High Efficiency  
 Cooling Central Air  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Electric  
 Has Basement Yes  
 Basement Finished, Full

**Exterior**

Exterior Features Balcony, Private Yard  
 Lot Description Back Yard, Backs on to Pa  
 Lot  
 Roof Asphalt Shingle  
 Construction Composite Siding, Concrete,  
 Foundation Poured Concrete

**Additional Information**

Date Listed March 3rd, 2025  
 Days on Market 34  
 Zoning R-CG

**Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.

