

# \$1,375,000 - 2528 7 Avenue Nw, Calgary

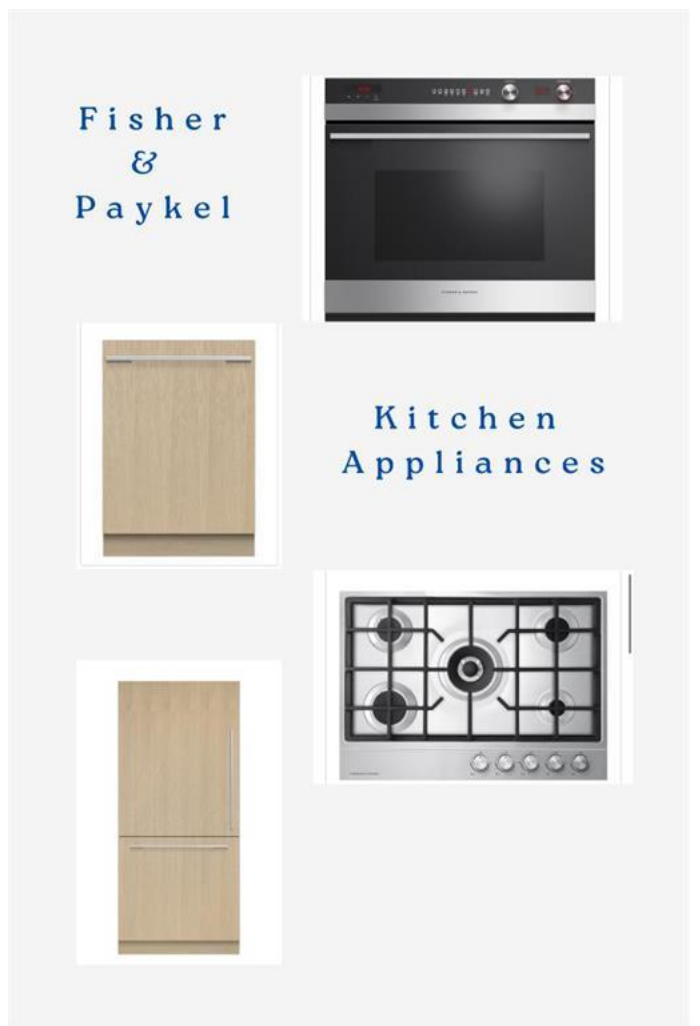
MLS® #A2198643

## \$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® #         | A2198643               |
| 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     | 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 |
| # 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, Microwave, Range Hood, Refrigerator |
| 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 Partial Lot     |
| Roof              | Asphalt Shingle                        |
| Construction      | Composite Siding, Concrete, Foundation |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 28              |
| 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.

