

**2540 7 Avenue NW  
Calgary, Alberta**

**MLS # A2254637**



**\$849,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,101 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Driveway, Garage Door Opener, Insul		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Private, Rectangular Lot, See Ren		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** TV Wall Mount In Primary Bedroom, All shelving in the furnace room & garage.

**OPEN HOUSE - SUNDAY SEPT. 7 1-3PM.** Welcome home! This semi-detached 2-Storey offers over 2500 square feet of total living space and perfectly situated in a coveted private setting that backs onto the serene Karl Baker Off-Leash Dog Park in the community of West Hillhurst. This stunning residence effortlessly combines timeless elegance with contemporary comfort, featuring an open-concept layout that seamlessly connects the gourmet kitchen, chic living room, and flexible dining space. At the front of the home, a formal dining room or private office/den offers the perfect setting for sophisticated dinners or focused remote work. Upstairs, you'll find three spacious bedrooms, including a luxurious primary suite complete with a spa-like ensuite, walk-in closet, and a serene private balcony. A beautifully finished main bathroom and practical second-floor laundry room enhance everyday convenience. Recent upgrades include a beautiful, brand-new paint job throughout the entire home, new flooring in the lower level and main bathroom, refreshed landscaping, some newer appliances, a brand-new garage door opener system, and a full 2025 furnace service and tune-up—providing added peace of mind and comfort. Bathed in natural light, the home showcases serene views of the beautifully landscaped backyard and the adjacent Environmental Reserve, creating a sense of calm and seclusion. Meticulously designed, the interior boasts rich hardwood flooring, custom maple cabinetry, and a striking built-in entertainment center surrounding a cozy fireplace—ideal for entertaining or relaxing in style. Nine-foot ceilings, expansive windows, a fully developed basement, and central air conditioning elevate the home's comfort and sophistication. Step outside into your spacious, fully fenced backyard, complete with a large deck perfect for outdoor dining

or simply soaking in the peaceful surroundings. Ideally located near Kensington, you'll enjoy easy access to boutique shopping, top-rated restaurants, downtown, Foothills Hospital, the Bow River, scenic bike trails, and charming parks—all just minutes away. With an attached garage and thoughtful features throughout, this home offers a harmonious balance of luxury, functionality, and lifestyle. More than just a place to live, it's a refined retreat waiting for its next discerning owner.