



GRASSROOTS
REALTY GROUP

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2540 7 Avenue NW
Calgary, Alberta

MLS # A2254637



\$849,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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 - SATURDAY SEPT 13, 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 patio terrace. A beautifully finished main bathroom and practical second-floor laundry room enhance everyday convenience. Freshly painted throughout the entire home professionally, 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.