



GRASSROOTS
REALTY GROUP

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2526 7 Avenue NW
Calgary, Alberta

MLS # A2269153



\$1,450,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,212 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Sloped		

Heating: High Efficiency, Forced Air

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Stucco

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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.