



**2313 7 Avenue NW  
Calgary, Alberta**

**MLS # A2189290**



**\$2,499,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,274 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	N/A		

Welcome to a stunning custom-built luxury home offering over 4,700 sqft of total masterfully designed living space with 5 bedrooms, 4.5 bathrooms, and a bright south-facing backyard. The exterior impresses with stone cladding, white stucco, and dark grey board-and-batten siding, complemented by a triple-car detached garage and beautifully landscaped surroundings. Inside, the main floor features 10' ceilings, Pied-A-Terre European oak hardwood floors, and expansive windows flooding the home with natural light. At the heart of the home, the chef's kitchen showcases top-of-the-line Sub-Zero and Wolf appliances, Calacatta Monet quartz countertops, a 10-foot island, Blanco Silgranit sinks, and Brizo Artesso fixtures. A butler's pantry provides additional prep and storage space, while the formal dining area, framed by wood ceiling beams, is perfect for entertaining. The living room also features wood ceiling beams, wood built-ins and custom fireplace. Additional highlights include a private office with custom millwork, a mudroom with lots of storage, and a chic powder room. The upper level offers a luxurious primary suite with vaulted ceilings, an enormous custom walk-in closet with a centre island, and a spa-like en suite featuring a freestanding Barclay Bethany tub, Brizo Tresa fixtures, double vanity, custom shower, and textured plaster walls. Three additional bedrooms boast private en suites or a shared Jack-and-Jill bath, all featuring Kohler sinks, Delta shower systems, and premium tile finishes. The fully developed basement enhances the home with a spacious recreation room, a wet bar, a gym, an additional bedroom, and a full bathroom. Meticulous craftsmanship is evident throughout, with custom-stained millwork, checkerboard entryway tile, and designer lighting, including the Ashton Four-Light Sculpted Chandelier and Flemish Medium Round

Chandelier. Outdoors, the south-facing backyard features a concrete patio, ideal for entertaining or relaxing. Situated near parks, schools, and amenities, this is the perfect blend of modern luxury, thoughtful design, and exceptional functionality. Brilliantly designed by John Trin and gorgeous interior designs by Alykhan Velji. If you've been searching for the perfect home, this is the one!! Call today to book your private tour.