



**GRASSROOTS**  
REALTY GROUP

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2526 7 Avenue NW  
Calgary, Alberta

MLS # A2198638



**\$1,375,000**

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,211 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

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 barbecuing 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.