

# \$1,149,000 - 2539 7 Avenue Nw, Calgary

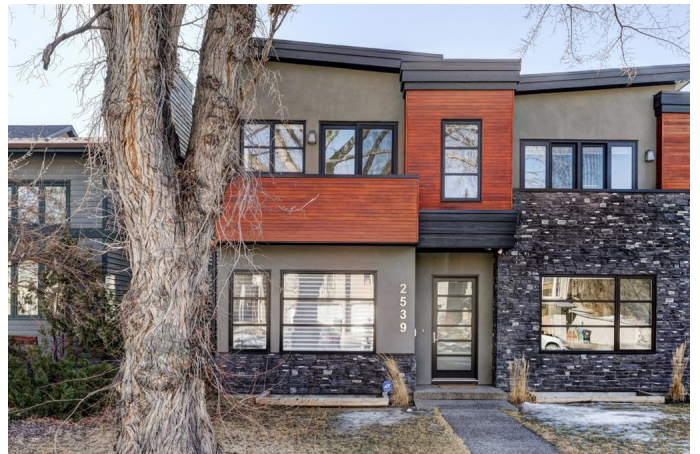
MLS® #A2199975

**\$1,149,000**

4 Bedroom, 4.00 Bathroom, 1,961 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Set on a beautiful, tree-lined street in the popular neighbourhood of West Hillhurst, this well-designed home offers a balance of style, functionality, and high-quality craftsmanship. A stone and wood accented exterior creates a welcoming first impression and an attractive curb appeal, with the front and rear entries providing generous entry space, including a mudroom with built-in storage at the rear entrance. The open-concept main floor is bright and airy, featuring wide-plank white oak flooring, fine finishing and stylish fixtures, and full-height sliding doors that lead to a sunny south-facing backyard. The kitchen is both sleek and highly functional, with modern European-inspired cabinetry featuring push-to-open hardware and dovetailed wood interiors, premium Bosch appliances, and a quartz waterfall island that serves as an eye-catching focal point in the middle of the home. Adding to the functionality of the main floor is a dining area, a living room with gas fireplace, and a 2-pc bath. The abundance of natural light in this home continues on the upper level, with lots of windows on the side of the home and in the bedrooms, as well as a skylight. The primary suite offers a sense of retreat with its soaring 12-ft ceilings, private balcony, and very large open walk-through closet with custom built-ins. An impressive 5-pc en-suite is designed for comfort, featuring heated floors, dual vanities, and a large vessel tub with wall-mounted faucets. The upper level is also comprised of two additional good-sized



bedrooms, a 4-pc bath, and a sizeable laundry room for convenience. The fully developed lower level expands the living space with a wet bar, a large recreation area with fireplace, a dedicated fitness area with durable rubber flooring, a 4th bedroom, a 3-pc bathroom, and a spacious storage room with built-in cabinetry. Additional upgrades/highlights to this home include central air conditioning, an integrated speaker system, and a two-car garage. Ideally situated just steps from a park and playground, with easy access to Bow River pathways, shopping, and NW medical centres, this home offers a refined living experience in a sought-after inner-city community. Call for a private viewing.

Built in 2017

### **Essential Information**

MLS® #	A2199975
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,961
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2539 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 1A5

### **Amenities**

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar  
Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Balcony  
Lot Description Back Lane, Rectangular Lot  
Roof Asphalt Shingle  
Construction Cedar, Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 7th, 2025  
Days on Market 6  
Zoning R-CG

### **Listing Details**

Listing Office RE/MAX First

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