

# \$849,000 - 2540 7 Avenue Nw, Calgary

MLS® #A2254637

**\$849,000**

3 Bedroom, 3.00 Bathroom, 2,101 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

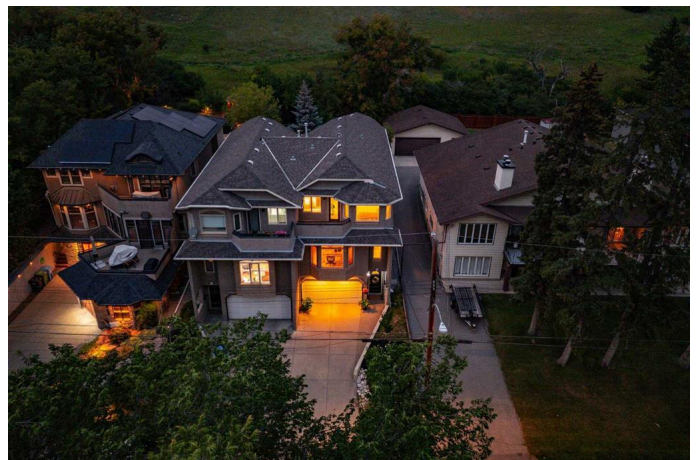
OPEN HOUSE - SUNDAY SEPT. 7 1-3PM.

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, youâ€™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-upâ€™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.

Built in 1999

**Essential Information**

MLS® #	A2254637
Price	\$849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,101
Acres	0.07
Year Built	1999

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2540 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A4

### Amenities

Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Driveway, Garage Door Opener, Insulated, Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior 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)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Private, Rectangular Lot, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  September 5th, 2025

Days on Market            2

Zoning                        R-CG

### **Listing Details**

Listing Office                eXp Realty

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