



2540 7 Avenue NW, Calgary, Alberta - \$849,000



Main Photo

Property Description

OPEN HOUSE Cancelled. 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, you'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-up—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.

REALTOR Referral


REALTOR®
Mobile: N/A
Email: N/A
Website: <https://www.real-estate-homes.ca/>

Courtesy Of: eXp Realty