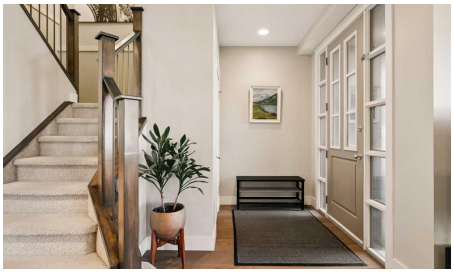
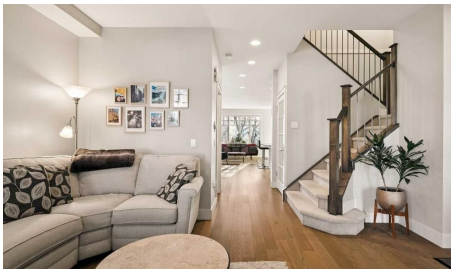
2337 7 Avenue NW

Calgary | Active | MLS® A2359370

$899,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2000**	**1,967.77 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

OPEN HOUSE CANCELLED - November 22nd from 12:00-2:00pm Set in sought-after West Hillhurst, this thoughtfully updated home pairs generous proportions and striking curb appeal with a sun-drenched, south-facing backyard. White oak flooring and abundant natural light flow throughout the main level, beginning with a front formal living room just off the foyer. From here, the layout opens to the dining area and refreshed kitchen, complete with quartz counters, stainless steel appliances and an oversized island with seating. At the rear of the home, the bright family room is anchored by a gas fireplace and framed by expansive windows overlooking the yard. Upstairs, the primary retreat is crowned by vaulted ceilings and offers a walk-in closet and a five-piece ensuite with double sinks and a soaker tub. Two additional bedrooms, one with access to a four-piece cheater ensuite, and convenient upper-floor laundry complete the level. The fully developed lower level extends the living space with a spacious recreation room, two further bedrooms (ideal for a home office or guests) and a full bath. Outdoors, the fenced south-facing yard is graced by a mature tree and served by a double detached garage. All of this is moments from neighbourhood restaurants and shops, the Bow River pathways, SAIT, the University of Calgary and downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359370
Bedrooms	5
Bathrooms	4
Year Built	2000
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,967.77 sq. ft.
Main Level Finished Area:	970.59 sq. ft.

Upper Level Finished Area:	997.07 sq. ft.
Below Grade Finished Area:	952.29 sq. ft.
Lot Area:	3,250 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2000 (Age: 26)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	710N
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Slate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Alarm System, Spare Bedroom TV & Wall Mount, 2 Large Shelving Units in the Garage
Restrictions:	See Remarks
Main Floor	Dining Room · 15'8" × 10'2" ·
Main Floor	Family Room · 14'5" × 10'10" ·
Main Floor	Kitchen · 16' × 10' ·
Main Floor	Living Room · 16'1" × 12'4" ·
Main Floor	Foyer · 7'10" × 7'5" ·
Upper Level	Bedroom - Primary · 16'6" × 13'8" ·
Upper Level	Walk-In Closet · 7'7" × 7'5" ·
Upper Level	Bedroom · 11'2" × 10' ·
Upper Level	Bedroom · 13'8" × 13'2" ·
Basement	Bedroom · 14'10" × 11'9" ·
Basement	Bedroom · 12' × 11'3" ·

Basement	Game Room · 19'5" × 11'3" ·
Basement	Furnace/Utility Room · 11'9" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2337-7-avenue-nw-calgary-a2359370/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.