2528 7 Avenue NW

Calgary | Active | MLS® A2351615

$1,249,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**2,204.46 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

A rare offering in West Hillhurst, this brand-new semi-detached home features a highly sought-after front attached double garage and backs directly onto tranquil greenspace. Spanning over 2,200 square feet, the home offers four bedrooms and three and a half bathrooms with a layout designed for both luxury and functionality. The main floor is bright and thoughtfully designed, highlighted by a front-facing south-exposed office with oversized windows that flood the space with natural light, ideal for working from home. The open living and dining areas are anchored by a chef-inspired kitchen with premium appliances, custom cabinetry, and an oversized island, while folding patio doors off the living room seamlessly open to a large rear deck overlooking the greenspace, creating an exceptional indoor-outdoor living experience. Upstairs, the south-exposed primary retreat is filled with natural light and features a spa-like ensuite, walk-in closet, and a private balcony, while two additional bedrooms, a full bathroom, upper-level laundry, and a versatile loft space complete the second level. The fully developed lower level adds even more living space with a generous recreation room, fourth bedroom, and full bath. Ideally located steps from parks, river pathways, schools, and the vibrant amenities of Kensington, with quick access to downtown, the University of Calgary, SAIT, and Foothills Hospital, this home delivers a rare combination of luxury, light-filled design, and an exceptional inner-city lifestyle. Call today to book your tour!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351615
Bedrooms	4
Bathrooms	4
Year Built	2025
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:	2,204.46 sq. ft.
Main Level Finished Area:	1,083.59 sq. ft.
Upper Level Finished Area:	1,120.87 sq. ft.
Below Grade Finished Area:	617.24 sq. ft.
Acreage:	No
Lot Area:	3,078 sq. ft.
Lot Frontage:	23'8¾"
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2510859
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame, Wood Siding

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 15'7" × 12'6" ·
Main Floor	Foyer · 9'10" × 5'11" ·
Main Floor	Kitchen · 14'3" × 13'11" ·
Main Floor	Living Room · 18'3" × 17'8" ·
Main Floor	Office · 11'11" × 11'10" ·
2nd Floor	Bedroom · 11' × 10' ·
2nd Floor	Bedroom · 11' × 9'11" ·

2nd Floor	Family Room · 14'1" × 13'7" ·
2nd Floor	Laundry · 7'3" × 5'9" ·
2nd Floor	Bedroom - Primary · 20'2" × 11'11" ·
2nd Floor	Walk-In Closet · 8' × 6'6" ·
Basement	Bedroom · 12'2" × 10' ·
Basement	Game Room · 21'5" × 17'7" ·
Basement	Furnace/Utility Room · 9'1" × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, Landscaped, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2528-7-avenue-nw-calgary-a2351615/

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