2736 7 Avenue NW

Calgary | Active | MLS® A2359664

$2,150,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2020**	**2,961.38 sq. ft.**

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Listed by Grey Rock Properties

A closer look

Welcome to this exceptional custom-built home in the highly desirable community of West Hillhurst, offering over 2,900 sq. ft. of thoughtfully designed luxury living space above grade. Combining sophisticated finishes, functional design, and exceptional indoor and outdoor living, this residence is perfectly suited for both everyday family life and entertaining.

The main floor features a spacious, open-concept layout with an inviting living room centered around a fireplace, an expansive dining area, and a beautifully designed kitchen that serves as the heart of the home. A separate butler pantry provides additional space for preparation and entertaining, while a dedicated main-floor office offers the perfect work-from-home setting. A convenient powder room and mudroom with direct access to the oversized attached garage complete the main level.

Upstairs, the primary retreat offers a private escape, featuring a spacious five-piece ensuite and an impressive walk-in closet. Two additional generously sized bedrooms, a five-piece bathroom, and a conveniently located laundry room provide comfort and functionality for the entire family. A dedicated upper-level theatre room adds another exceptional living space, ideal for movie nights and relaxing at home.

The developed lower level is designed for both recreation and wellness, featuring a spacious family room with a bar, a dedicated home gym, an additional bedroom, a three-piece bathroom, and ample storage.

One of the home's most impressive features is the exceptional backyard, offering a private outdoor retreat rarely found in inner-city living. Thoughtfully designed for entertaining and relaxation, the expansive outdoor space features multiple areas to gather, including a spacious patio with overhead string lighting, a dedicated lounge area, and a beautifully landscaped, elevated yard. The combination of generous outdoor living space, established surroundings, and functional design creates an incredible setting for summer evenings, family gatherings, and year-round enjoyment.

Located in the heart of West Hillhurst, this exceptional property offers the perfect balance of luxury, comfort, and inner-city convenience, with easy access to parks, pathways, schools, local amenities, and downtown Calgary. A truly special opportunity to enjoy custom-home living in one of Calgary's most sought-after communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359664
Bedrooms	4
Bathrooms	4
Year Built	2020
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,961.38 sq. ft.
Main Level Finished Area:	1,369.69 sq. ft.
Upper Level Finished Area:	1,591.69 sq. ft.
Below Grade Finished Area:	1,263.86 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2020 (Age: 6)
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:	331AB
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Composite Siding, Mixed, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Built-In Refrigerator, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Dining Room · 22'5" × 10' ·
Main Floor	Foyer · 8'6" × 5'6" ·
Main Floor	Kitchen · 22'5" × 12' ·
Main Floor	Living Room · 17'6" × 14'8" ·
Main Floor	Mud Room · 10'11" × 8' ·

Main Floor	Office · 14'6" × 9'11" ·
Main Floor	Pantry · 8' × 7'8" ·
Upper Level	Bedroom · 13'1" × 12' ·
Upper Level	Bedroom · 15'11" × 13'7" ·
Upper Level	Laundry · 9'1" × 6'2" ·
Upper Level	Bedroom - Primary · 14'2" × 14' ·
Upper Level	Media Room · 12'6" × 12'5" ·
Upper Level	Walk-In Closet · 12' × 11'8" ·
Basement	Bedroom · 12'5" × 10'4" ·
Basement	Exercise Room · 21'11" × 8'8" ·
Basement	Game Room · 19'11" × 14'11" ·
Basement	Storage · 10'4" × 9'6" ·
Basement	Furnace/Utility Room · 15'1" × 13'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s)
Exterior Features:	Basketball Court, Courtyard, Private Yard, Storage
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2

Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2736-7-avenue-nw-calgary-a2359664/

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

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