

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

MLS® #A2254637

\$849,000

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

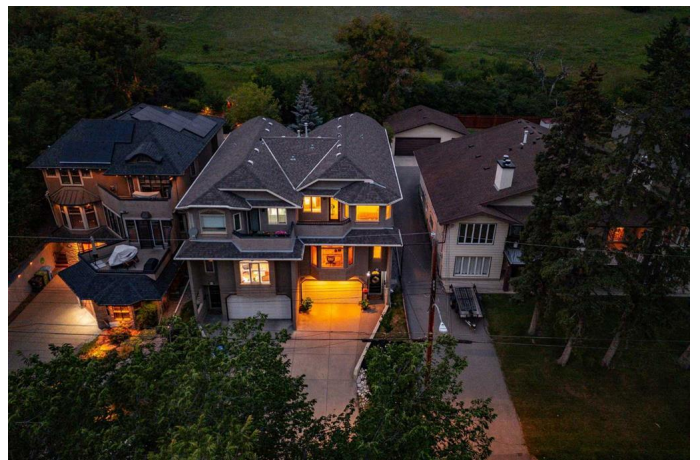
West Hillhurst, Calgary, Alberta

OPEN HOUSE - SATURDAY SEPT 13, 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 6
Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.