



THE
A-TEAM

**RE/MAX
FIRST**

2313 7 Avenue, Calgary T2N 1A1

MLS®#: **A2189290**

Area: **West Hillhurst**

Listing Date: **01/23/25**

List Price: **\$2,499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **5,586 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,274**
Low Sqft:
Ttl Sqft: **3,274**

DOM

46
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Private**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,In Floor Roughed-In,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Gas Stove,Range Hood,Washer**
Int Feat: **Bar,Built-in Features,Chandelier,Crown Molding,Double Vanity,French Door,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	17`3" x 14`0"
2pc Bathroom	Main	5`10" x 5`0"
Living Room	Main	15`7" x 13`1"
Mud Room	Main	15`3" x 12`9"
Bedroom - Primary	Second	15`2" x 13`11"
Walk-In Closet	Second	12`5" x 13`1"
Walk-In Closet	Second	6`1" x 5`0"
Bedroom	Second	10`8" x 16`6"
Laundry	Main	5`7" x 11`2"
Walk-In Closet	Second	6`0" x 5`0"

Room	Level	Dimensions
Kitchen	Main	12`0" x 11`1"
Office	Main	10`0" x 11`7"
Living Room	Main	15`8" x 14`10"
Pantry	Main	12`11" x 13`6"
5pc Ensuite bath	Second	13`7" x 13`2"
Bedroom	Second	10`8" x 13`1"
Walk-In Closet	Second	6`1" x 5`0"
3pc Ensuite bath	Second	11`1" x 5`0"
4pc Bathroom	Second	5`0" x 11`2"
Bedroom	Second	10`0" x 11`2"

Exercise Room	Basement	18`4" x 14`3"	Game Room	Basement	16`6" x 16`7"
Media Room	Basement	15`3" x 14`9"	Furnace/Utility Room	Basement	16`3" x 6`0"
Bedroom	Basement	15`0" x 12`0"	3pc Bathroom	Basement	10`8" x 5`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 5612FO

Zoning: R-CG

Remarks

Pub Rmks: **Welcome to a stunning custom-built luxury home offering over 4,700 sqft of total masterfully designed living space with 5 bedrooms, 4.5 bathrooms, and a bright south-facing backyard. The exterior impresses with stone cladding, white stucco, and dark grey board-and-batten siding, complemented by a triple-car detached garage and beautifully landscaped surroundings. Inside, the main floor features 10' ceilings, Pied-A-Terre European oak hardwood floors, and expansive windows flooding the home with natural light. At the heart of the home, the chef's kitchen showcases top-of-the-line Sub-Zero and Wolf appliances, Calacatta Monet quartz countertops, a 10-foot island, Blanco Silgranit sinks, and Brizo Artesso fixtures. A butler's pantry provides additional prep and storage space, while the formal dining area, framed by wood ceiling beams, is perfect for entertaining. The living room also features wood ceiling beams, wood built-ins and custom fireplace. Additional highlights include a private office with custom millwork, a mudroom with lots of storage, and a chic powder room. The upper level offers a luxurious primary suite with vaulted ceilings, an enormous custom walk-in closet with a centre island, and a spa-like en suite featuring a freestanding Barclay Bethany tub, Brizo Tresa fixtures, double vanity, custom shower, and textured plaster walls. Three additional bedrooms boast private en suites or a shared Jack-and-Jill bath, all featuring Kohler sinks, Delta shower systems, and premium tile finishes. The fully developed basement enhances the home with a spacious recreation room, a wet bar, a gym, an additional bedroom, and a full bathroom. Meticulous craftsmanship is evident throughout, with custom-stained millwork, checkerboard entryway tile, and designer lighting, including the Ashton Four-Light Sculpted Chandelier and Flemish Medium Round Chandelier. Outdoors, the south-facing backyard features a concrete patio, ideal for entertaining or relaxing. Situated near parks, schools, and amenities, this is the perfect blend of modern luxury, thoughtful design, and exceptional functionality. Brilliantly designed by John Trin and gorgeous interior designs by Alykhan Velji. If you've been searching for the perfect home, this is the one!! Call today to book your private tour.**

Inclusions: N/A
 Property Listed By: Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





