



THE
A-TEAM

**RE/MAX
FIRST**

2526 7 Avenue, Calgary T2N 1A4

MLS®#: **A2198638**

Area: **West Hillhurst**

Listing Date: **03/03/25**

List Price: **\$1,375,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,211

Year Built:

2025

Low Sqft:

Ttl Sqft:

2,211

Lot Information

Lot Sz Ar:

3,081 sqft

Lot Shape:

DOM

7

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Landscaped,Rectangular Lot
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Composite Siding,Concrete,Stucco,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	12`0" x 15`0"	5pc Ensuite bath	Second	6`2" x 17`0"
Bedroom	Lower	8`0" x 8`4"	4pc Bathroom	Lower	5`0" x 10`0"
Office	Main	10`0" x 12`0"	Dining Room	Main	12`8" x 13`4"
Foyer	Main	5`6" x 9`10"	2pc Bathroom	Main	6`4" x 5`10"
Kitchen	Main	13`2" x 14`4"	Living Room	Main	16`6" x 18`6"
Bonus Room	Second	10`2" x 12`0"	Laundry	Second	6`2" x 7`4"
Bedroom	Second	10`0" x 11`0"	Bedroom	Second	10`0" x 11`0"
4pc Bathroom	Second	5`0" x 8`2"	Furnace/Utility Room	Lower	6`0" x 9`0"
Other	Lower	7`4" x 7`6"			

Title: **Fee Simple**
Legal Desc: **2219GP**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to an extraordinary fusion of contemporary elegance and superior craftsmanship home built by New Trafford Homes. This brand new semi-detached home, offering 2,011 sq. ft. of exquisitely designed living space. Nestled in a sought after community West Hillhurst. This luxury home boasts an open concept layout with soaring ceilings, expansive upgraded triple pane windows, and premium finishes throughout. The chef's kitchen is a masterpiece, featuring a high-end Fisher & Paykel appliance package, sleek quartz countertops, custom cabinetry, and an oversized island—perfect for entertaining. The seamlessly connected dining and living areas are enhanced by designer lighting and a statement fireplace, creating an inviting ambiance. Upstairs, discover 3 generously sized bedrooms, including a lavish primary retreat with a spa-inspired ensuite, complete with a walk-in shower, dual vanities, and an oversized soaker tub. A versatile bonus room, second full bath, and convenient upper level laundry complete this level. Additional highlights include a private fully landscaped back yard backing onto greenspace. Family sized deck and gas hook-up for all your barbequing needs. It's rare to find a front attached double garage, but you have found it! Enter into a thoughtfully designed mudroom, and premium flooring throughout the entire home. Completed home will include landscaping, fending and deck in back yard. Your dream home is conveniently located close to downtown, pathways, quick access to major roadways and shopping. This is sophisticated living at its finest. Don't miss the opportunity to make it yours.**

Inclusions: **NA**
Property Listed By: **Real Broker**

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