

# \$2,499,900 - 2313 7 Avenue Nw, Calgary

MLS® #A2189290

**\$2,499,900**

5 Bedroom, 5.00 Bathroom, 3,274 sqft  
Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

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.

Built in 2025

### Essential Information

MLS® #	A2189290
Price	\$2,499,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,274
Acres	0.13
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2313 7 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A1

### **Amenities**

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Bar, Built-in Features, Chandelier, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Range Hood, Washer
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	79
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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