



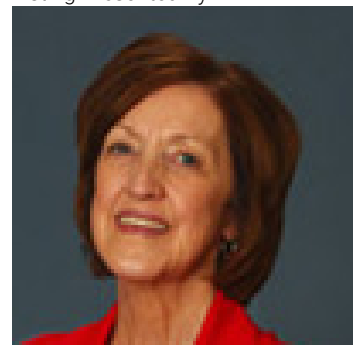
# 2540 7 Avenue Calgary Alberta

\$899,900

Welcome to an exquisite haven of luxury and tranquility, 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 home offers a seamless blend of elegance and modern living, with an open-concept design that flows effortlessly between the gourmet kitchen, stylish living room, and a versatile dining area. At the front of the home, a formal dining room or executive office/den provides the perfect space for intimate gatherings or productive work-from-home days. The upper level boasts three generously sized bedrooms, including a stunning primary suite complete with a spa-inspired ensuite and walk-in closet. A beautifully appointed main bath and convenient second-floor laundry add to the ease of living. Flooded with natural light, the home captures beautiful views of the backyard oasis and the adjacent Environmental Reserve, offering peace and privacy at every turn. Crafted with impeccable attention to detail, the interior features rich hardwood floors, custom maple cabinetry, and a bespoke entertainment center that frames a cozy fireplace—ideal for hosting or unwinding in style. Elevated ceilings at 9 feet, expansive windows, a developed basement, and the comfort of central air conditioning further enhance the sophisticated living experience. Step outside to your large private and fully fenced backyard, complete with a large deck perfect for alfresco dining or enjoying the tranquil surroundings. With proximity to Kensington, you will find great shopping, amazing restaurants. Downtown, Foothills Hospital, the Bow River, scenic bike paths, and picturesque parks are all within minutes. This property offers a lifestyle that is both vibrant and serene. An attached garage adds convenience to this exceptional home, where every element has been designed with luxurious living in mind. This is ...

- Recreational, Games room 19.08 Ft x 21.33 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Dining room 16.25 Ft x 15.67 Ft
- Kitchen 16.25 Ft x 13.83 Ft
- Living room 13.00 Ft x 15.50 Ft
- Den 14.58 Ft x 15.00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Bedroom 13.00 Ft x 14.08 Ft
- Bedroom 11.17 Ft x 14.08 Ft
- Primary Bedroom 14.00 Ft x 19.58 Ft

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
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