$1,050,000 - 2409 7 Avenue Nw, Calgary

MLS® #A2250847

$1,050,000
4 Bedroom, 4.00 Bathroom, 2,083 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE Sat Sept 6, 2-4:30pm Tucked away on a quiet cul-de-sac in the heart of West Hillhurst, this beautifully updated 4-bedroom, 4-bathroom home combines thoughtful design with timeless style in one of Calgaryâ€™s most desirable inner city communities. From the moment you step inside, youâ€™re greeted with 9â€™ ceilings, elegant crown moulding, and a bright, inviting layout that flows seamlessly from room to room. The front living and dining area offers a warm welcome, anchored by the striking curved staircase. At the heart of the home is the chefâ€™s kitchen, showcasing custom cabinetry, quartz countertops, a dramatic waterfall island, beverage chiller, and high end appliances. Designed for both family living and entertaining, it opens into a cozy living room with gas fireplace and patio doors leading to the sun-drenched south-facing backyard. Upstairs, soaring vaulted ceilings and two skylights fill the home with natural light. The primary retreat is a true sanctuary, complete with a private balcony overlooking mature trees, a gas fireplace, walk-in closet with builtins, and a spa inspired 5 piece ensuite with heated floors. Relax in the soaker tub or enjoy the oversized glass shower featuring dual rain heads, and body spray jets. Two additional bedrooms, a 4-piece bath, and convenient upstairs laundry complete the upper level. The fully finished basement extends the living space with a versatile office or workout area, including a builtin Murphy bed

for overnight guests. A stylish wet bar with slate flooring and a beverage fridge sets the stage for entertaining, while the spacious rec room with gas fireplace and automated blinds is perfect for movie nights. A 3-piece bathroom completes this level. Outdoors, both the front and back yards have been designed for low-maintenance living with synthetic grass, professional landscaping, and perennial plantings. The backyard features a stone patio and a stunning built-in fireplace, creating a private oasis ideal for gatherings or quiet evenings at home. This home is perfectly situated just steps from off-leash parks, playgrounds, and the river pathways. Youâ€™ll enjoy quick access to SAIT, the University of Calgary, Foothills Hospital, McMahon Stadium, Kensington Village, and downtown Calgary. With its blend of elegant finishes, modern updates, and an unbeatable location, this home offers the best of inner city living style, comfort, and convenience in equal measure.

Built in 2002

Essential Information

MLS® #	A2250847
Price	$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2409 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1A3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Skylight(s), Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office Real Broker

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