

# \$1,558,888 - 1765 7 Avenue Nw, Calgary

MLS® #A2222733

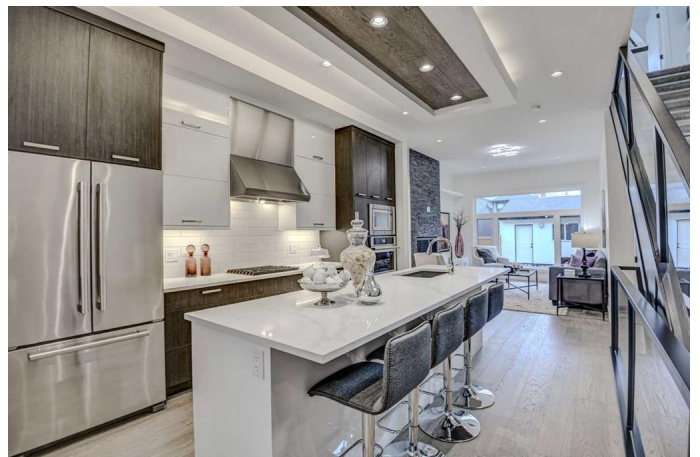
**\$1,558,888**

4 Bedroom, 4.00 Bathroom, 2,063 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

\*\*\*Price Reduction Motivated Seller\*\*\* Nestled on a quiet, tree-lined street just five doors down from a fantastic park and green space, this luxurious NEW detached home offers sophisticated inner-city living in the sought-after community of Hillhurst. With over 2,900 square feet of developed space, 10' ceilings on main floor, 9' on 2nd and basement blends modern design, thoughtful upgrades and exceptional functionality in one of Calgary's most walkable and connected neighbourhoods. A striking exterior with warm wood accents, stonework and oversized windows creates beautiful curb appeal. Inside, the flexible front sitting room is perfect for greeting guests or working from home, flowing seamlessly into the central dining space. The chef-inspired kitchen is both beautiful and functional with stone countertops, a massive island with breakfast bar seating, upgraded stainless steel appliances including a gas cooktop, (1200/1000CFM) Commercial exhaust fan and full-height two-tone cabinetry for ample storage. At the rear of the home, the cozy living room centres around a full-height stone fireplace flanked by custom built-ins, while oversized rear windows frame tranquil backyard views. A custom mudroom with built-in storage keeps everyday life organized at the rear entrance. A glamorous open-riser staircase with glass railing leads to the upper level where three spacious bedrooms, laundry and two bathrooms await. Skylights flood the hallway and both bathrooms with natural light.



The elegant primary suite features a walk-in closet with custom built-ins and a lavish ensuite complete with dual vanities, a deep soaker tub and an oversized shower with rain head. Laundry is also conveniently on this level, no need to haul loads up and down the stairs! Downstairs, the finished basement provides valuable additional space with a large recreation area that includes a built-in media unit and wet bar—perfect for entertaining. A fourth bedroom and a full bathroom offer ideal accommodation for guests, teens or older children. Enjoy warm summer days in the sunny south-facing backyard, where a private patio and grassy play area are framed by a tall fence and Paved back lane with double oversized detached garage with smart garage door and camera . Upgrades include Hardwood flooring, Air conditioning, In-floor radiant heat coil heating system, This ideal Hillhurst location offers unbeatable access to Calgary’s best Schools & amenities. Walk to Kensington’s vibrant restaurants, shops, and markets, spend weekends exploring nearby Riley Park or the Bow River pathways and enjoy a quick commute to downtown, SAIT, U of C, or Foothills and Children’s Hospitals. Transit options and bike lanes add even more convenience, making this location perfect for professionals, families, or anyone who values lifestyle and walkability. This is elevated inner-city living—designed for comfort, connection, and style.

Built in 2024

**Essential Information**

MLS® #	A2222733
Price	\$1,558,888
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,063
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1765 7 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Skylight(s), Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	74
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Blue Sky
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.