

\$829,900 - 2, 2635 1 Avenue Nw, Calgary

MLS® #A2192020

\$829,900

3 Bedroom, 4.00 Bathroom, 1,672 sqft
Residential on 0.00 Acres

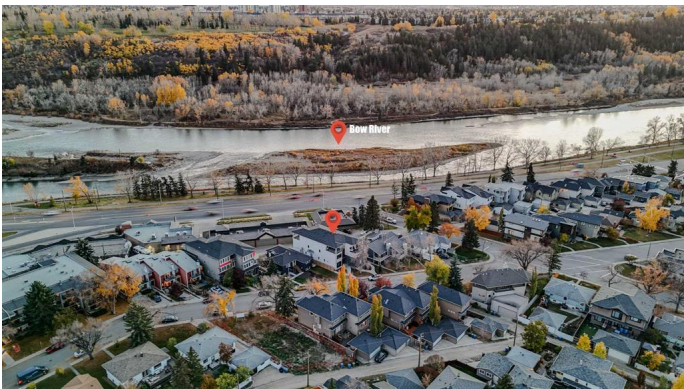
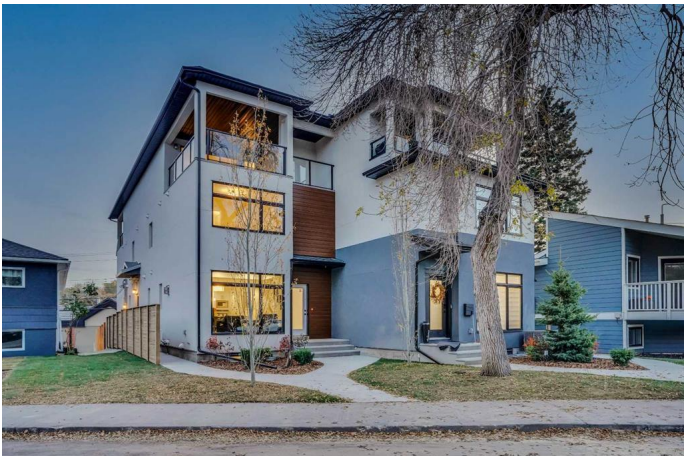
West Hillhurst, Calgary, Alberta

. This gorgeous 3-storey townhome, with 3 bedrooms all with attached bathrooms, comes with covered rooftop terrace, boasts breath taking river views, unparalleled access to the Bow River pathways, to both downtown and Edworthy Park and some of the best year-round recreational activities. 5 minutes to Foothills Hospital or Kensington shops, 7 minutes to the University of Calgary or downtown core and 10 minutes to SAIT campus. It also has double tandem underground parking. The budget is being prepared and the condo fee is estimated.

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2192020 |
| Price | \$829,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,672 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |



Community Information

| | |
|-------------|---------------------|
| Address | 2, 2635 1 Avenue Nw |
| Subdivision | West Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0C5 |

Amenities

| | |
|----------------|---|
| Amenities | Snow Removal |
| Parking Spaces | 3 |
| Parking | Concrete Driveway, Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Breakfast Bar, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance |
| Appliances | Dishwasher, Microwave, Refrigerator, Built-In Oven, ENERGY STAR Qualified Appliances, Gas Cooktop |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Great Room, Mantle, Tile |
| # of Stories | 3 |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance |
| Lot Description | Landscaped, Views, City Lot, Treed, Underground Sprinklers |
| Roof | Asphalt |
| Construction | Concrete, Metal Siding, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 144 |
| Zoning | M-C1 |

Listing Details

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.