

# \$849,900 - 2, 2635 1 Avenue Nw, Calgary

MLS® #A2192020

**\$849,900**

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

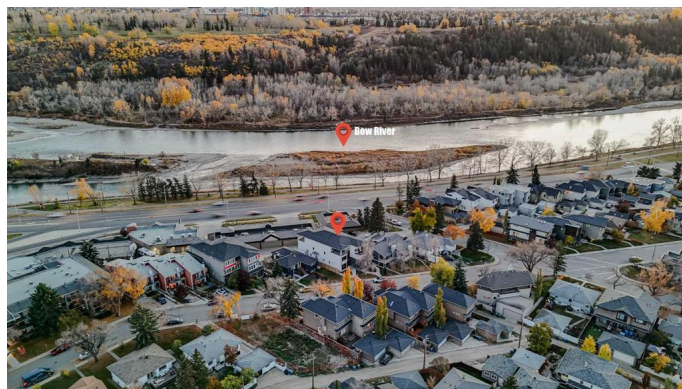
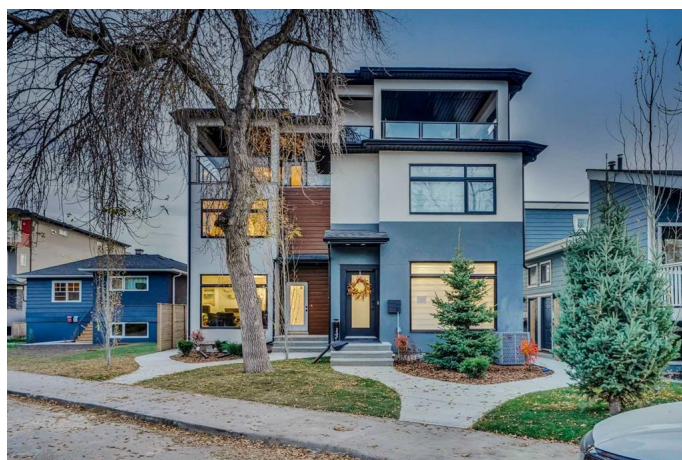
West Hillhurst, Calgary, Alberta

. . . . . 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	\$849,900
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	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance
Appliances	Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Microwave, Refrigerator
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	City Lot, Landscaped, Treed, Underground Sprinklers, Views
Roof	Asphalt
Construction	Concrete, Metal Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	35
Zoning	M-C1

## Listing Details

Listing Office            Diamond Realty & Associates LTD.

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