



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2138 1 Avenue, Calgary T2N0B5**

MLS®#: **A2142179** Area: **West Hillhurst** Listing Date: **06/17/24** List Price: **\$824,999**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **3,248 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,917**  
 Low Sqft:  
 Ttl Sqft: **1,917**

DOM

**13**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Private Yard**  
 Construction: **Concrete,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Garburator,Gas Oven,Gas Stove,Gas Water Heater,Microwave,Washer/Dryer**  
 Int Feat: **High Ceilings,Jetted Tub,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`5" x 14`0"	4pc Ensuite bath	Second	11`2" x 9`2"
Walk-In Closet	Second	9`3" x 5`6"	4pc Bathroom	Second	9`1" x 5`4"
Bedroom	Second	15`3" x 10`3"	Bedroom	Second	15`0" x 9`2"
Laundry	Second	5`10" x 6`8"	2pc Bathroom	Main	5`9" x 4`10"
Breakfast Nook	Main	10`4" x 11`1"	Dining Room	Main	13`8" x 10`8"
Kitchen	Main	9`6" x 13`0"	Living Room	Main	14`3" x 16`6"
Foyer	Main	8`0" x 8`4"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**8942GB**

Remarks

Pub Rmks: **Welcome to the Heart of West Hillhurst! Discover the perfect blend of urban convenience and cozy living in this charming 3-bedroom, 2.5-bath duplex. Situated within walking distance to trendy Kensington, the serene Bow River, and the lively Briar Hill off-leash park, this home offers an ideal location for both relaxation and adventure. Key Features: Prime Location: Nestled in the vibrant community of West Hillhurst, this property is a stone's throw away from the bustling shops and eateries of Kensington, picturesque riverside paths, and lush green spaces. Spacious Layout: The main floor boasts soaring 10-foot ceilings and gleaming hardwood floors, creating an open and airy ambiance. Abundant natural light pours in through large windows, illuminating the living space beautifully. Also features an unfinished basement ready for your design. Cozy Evenings: Curl up by the gas fireplace on chilly winter nights, adding a touch of warmth and comfort to your living room. Outdoor Living: Enjoy your morning coffee or unwind in the evening on the south-facing balcony accessible from the primary bedroom, offering a peaceful retreat with plenty of sunshine. Modern Convenience: The upstairs laundry room is conveniently located near the three bedrooms, including a 4-piece bathroom for the two additional bedrooms. Recent Upgrades: Rest easy knowing that this home features a brand-new roof installed last summer, extending its durability and enhancing curb appeal. The detached double garage also boasts a new roof, providing secure and weather-resistant parking. Family-Friendly: This home is in close proximity to excellent schools, including Queen Elizabeth School and Madeleine D'Houet School. The West Hillhurst Community Centre is also nearby, offering various recreational activities and community events. Community Highlights: West Hillhurst is a thriving neighborhood known for its friendly atmosphere, excellent amenities, and close-knit community feel. Whether you're exploring local shops, enjoying the outdoors, or taking part in community activities, you'll find everything you need just a short stroll away. Don't miss the opportunity to make this delightful duplex your new home. Experience the best of West Hillhurst living today!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







