

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



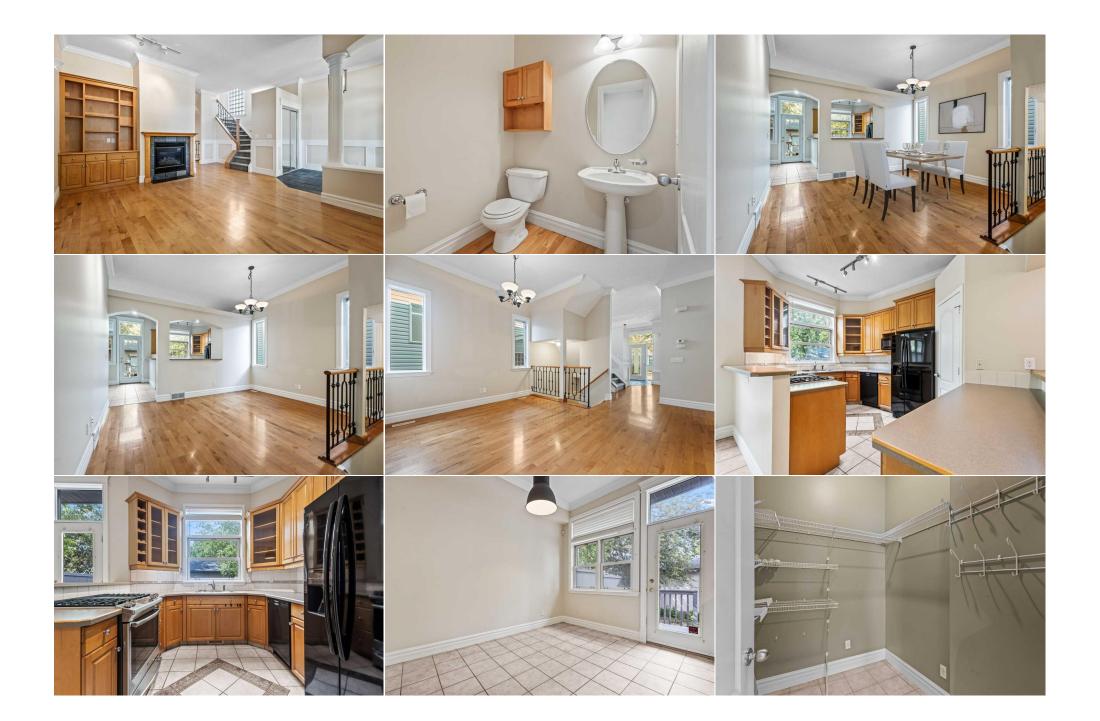
al Information				DOM	
Гуре:	Residential			13	
ype:	Semi Detached	(Half		Layout	
	Duplex)	Finished Floor Ar	ea	Beds:	3 (3)
own:	Calgary	Abv Sqft:	1,917	Baths:	2.5 (2 1)
Built:	1997	Low Sqft:		Style:	2 Storey,Side by Side
<u>formation</u>		Ttl Sqft:	1,917		
: Ar:	3,248 sqft			D	
nape:				Parking	-
•				Ttl Park:	2
				Garage Sz:	2
s:					
eat:	Back Lane,Back	Yard			
eat:	Double Garage	Detached			

Utilities and Features

Roof:Asphalt ShingleHeating:Forced AirSewer:Ext Feat:Balcony,Private Yard				Construction: Concrete,Wood Frame Flooring: Carpet,Hardwood,Tile Water Source: Fnd/Bsmt: Poured Concrete					
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Garburator,Gas Oven,Gas Stove,Gas Water Heater,Microwave,Washer/Dryer High Ceilings,Jetted Tub,No Smoking Home,Pantry Room Information							
<u>Room</u> Bedroom - Prir Walk-In Closet Bedroom Laundry Breakfast Nool Kitchen Foyer	t	Level Second Second Second Second Main Main Main	Dimensions 12`5" x 14`0" 9`3" x 5`6" 15`3" x 10`3" 5`10" x 6`8" 10`4" x 11`1" 9`6" x 13`0" 8`0" x 8`4"	Room 4pc Ensuite bath 4pc Bathroom Bedroom 2pc Bathroom Dining Room Living Room	Level Second Second Second Main Main Main	Dimensions 11`2" x 9`2" 9`1" x 5`4" 15`0" x 9`2" 5`9" x 4`10" 13`8" x 10`8" 14`3" x 16`6"			

Legal/Tax/Financial					
Title: Fee Simple Legal Desc:	Zoning: R-C2 8942GB Remarks				
Pub Rmks: Inclusions: Property Listed By:	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 eeuts. 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				





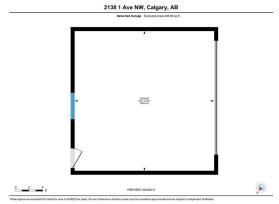












2138 1 Ave NW, Calgary, AB Main Floor Exterior Area 963.82 sq ft Interior Area 908.04 sq ft

2138 1 Ave NW, Calgary, AB 1st Floor Exterior Area 932.83 sq ft Interior Area 859.89 sq ft



