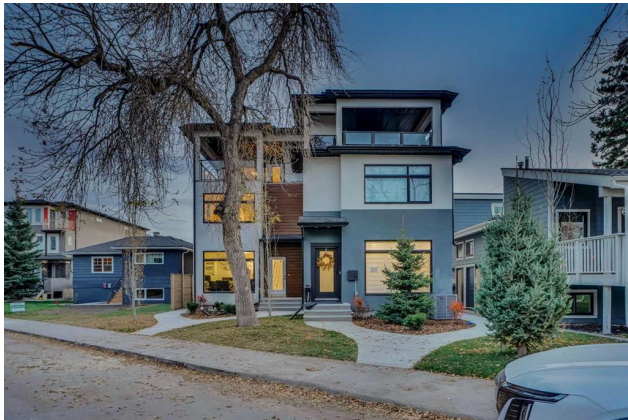


**2633 1 Avenue #2, Calgary T2N 0C5**

MLS®#: **A2151617**      Area: **West Hillhurst**      Listing Date: **10/29/24**      List Price: **\$839,900**  
 Status: **Active**      County: **Calgary**      Change: **+\$20k, 09-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,607**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,951 sqft**      Ttl Sqft: **1,607**  
 Lot Shape:

DOM

**53**  
Layout  
 Beds: **2 (2 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,City Lot,Landscaped,Views**  
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony,BBQ gas line,Private Entrance**

Construction: **Manufactured Floor Joist,Metal Siding,Stucco,Wood Frame**  
 Flooring: **Laminate,Vinyl Plank**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,ENERGY STAR Qualified Appliances,Gas Cooktop,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 8`7"</b>	<b>Great Room</b>	<b>Main</b>	<b>17`0" x 13`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 8`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`9" x 4`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`9" x 11`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`9" x 9`10"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`7" x 5`0"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`1" x 5`0"</b>
<b>Loft</b>	<b>Third</b>	<b>56`10" x 39`8"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>7`10" x 4`11"</b>

Foyer  
Furnace/Utility Room  
Walk-In Closet  
Walk-In Closet

Main  
Main  
Second  
Third

13`1" x 5`11"  
8`11" x 3`6"  
5`4" x 5`0"  
6`8" x 3`6"

Pantry  
Laundry  
Walk-In Closet

Main  
Second  
Second

1`9" x 1`11"  
3`6" x 3`0"  
5`0" x 4`2"

Legal/Tax/Financial

Condo Fee:  
**\$280**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **2411567**

Remarks

Pub Rmks: . . . This gorgeous 3-storey townhome with 2 bedrooms both 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 U of C or downtown core and 10 minutes to the SAIT campus. It has double tandem underground parking. The budget is being prepared and the condo fee is estimated.

Inclusions: **N/A**  
Property Listed By: **Diamond Realty & Associates LTD.**

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

