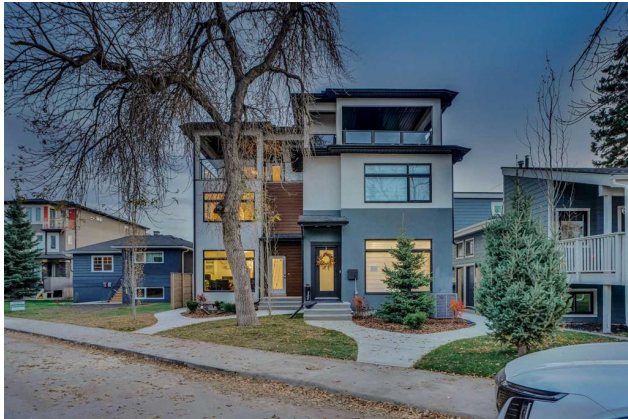


2633 1 Avenue #2, Calgary T2N 0C5

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**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,951 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,607**
 Low Sqft:
 Ttl Sqft: **1,607**

DOM

85
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

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

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

