



THE
A-TEAM

**RE/MAX
FIRST**

2633 1 Avenue #1, Calgary T2N 0C5

MLS®#: **A2151618** Area: **West Hillhurst** Listing Date: **10/16/24** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,765**
 Low Sqft:
 Ttl Sqft: **1,765**

DOM

37
Layout
 Beds: **3 (2 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey**

Parking

Ttl Park: **4**
 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: **Metal Siding ,Stucco**
 Flooring: **Carpet,Laminate**
 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	12`9" x 8`1"	Great Room	Main	13`8" x 13`0"
Dining Room	Main	13`6" x 9`4"	2pc Bathroom	Main	4`0" x 3`1"
Bedroom - Primary	Second	10`3" x 10`11"	Bedroom	Second	11`10" x 10`8"
4pc Ensuite bath	Second	5`0" x 7`5"	5pc Ensuite bath	Second	7`3" x 8`3"
Other	Third	14`6" x 12`3"	4pc Bathroom	Third	8`7" x 5`0"
Foyer	Main	5`3" x 4`0"	Pantry	Main	4`0" x 2`10"

**Laundry
Bedroom
Game Room
Storage**

**Second
Basement
Basement
Basement**

**8`3" x 2`7"
10`4" x 9`10"
13`2" x 10`7"
12`9" x 3`2"**

**Walk-In Closet
4pc Bathroom
Mud Room**

**Second
Basement
Basement**

**6`6" x 4`9"
8`1" x 5`0"
3`10" x 3`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 3 bedroom and 3 attached bathrooms, comes with covered roof top 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











