



THE
A-TEAM

**RE/MAX
FIRST**

2015 2 Avenue #4, Calgary T2N 0G6

MLS®#: **A2158600** Area: **West Hillhurst** Listing Date: **08/17/24** List Price: **\$435,900**
 Status: **Active** County: **Calgary** Change: **-\$14k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**

Finished Floor Area
 Abv Sqft: **536**
 Low Sqft:
 Ttl Sqft: **536**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Bi-Level**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance**

Construction: **Aluminum Siding ,Wood Frame,Wood Siding**
 Flooring: **Carpet,Laminate,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`8" x 10`8"
Dining Room	Main	9`9" x 8`7"
Storage	Main	9`1" x 6`2"
Bedroom	Lower	10`11" x 8`7"
Laundry	Lower	5`5" x 5`1"

Room	Level	Dimensions
Kitchen	Main	9`2" x 8`6"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Lower	10`6" x 10`4"
4pc Bathroom	Lower	0`0" x 0`0"
Furnace/Utility Room	Lower	5`5" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$347

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7710192**

Remarks

Pub Rmks: **Welcome to The Evergreens, a hidden gem nestled in the highly sought-after inner-city neighborhood of West Hillhurst. Just steps away from trendy shops, restaurants, and scenic river pathways, this 2-bedroom, 1.5-bath split-level townhome offers the perfect blend of comfort and functionality. Recent upgrades include new triple-pane windows throughout and a stylish new front entry door. The updated kitchen features stainless steel appliances, including a brand-new fridge (2021), upgraded countertops and backsplash, and custom-built cabinetry with ample storage. Start your day with a coffee at the island, which seamlessly connects the kitchen to the spacious dining area. The expansive living room opens to a large balcony (with newer patio doors) that overlooks the beautifully landscaped inner courtyard. The lower level boasts two generously-sized bedrooms, a four-piece bathroom, and a convenient laundry area with a new stacking washer/dryer (2021). A massive storage room and a main floor powder room add to the thoughtful design of this home. Located in a well-managed, 11-unit complex with a healthy reserve fund and a strong sense of community, The Evergreens is the perfect place to call home in vibrant West Hillhurst.**

Inclusions: **na**
Property Listed By: **RE/MAX Real Estate (Central)**

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