



THE A-TEAM

RE/MAX FIRST

2123 4 Avenue #2, Calgary T2N0N6

MLS®#: A2158661 Area: West Hillhurst Listing Date: 08/22/24 List Price: \$525,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1971
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 623
Low Sqft:
Ttl Sqft: 623

DOM: 27
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: Bi-Level
Parking
Ttl Park: 1
Garage Sz: 1

Access:
Lot Feat: Back Yard, Low Maintenance Landscape, Landscaped, Street Lighting
Park Feat: Garage Faces Rear, On Street, Single Garage Detached, Titled

Utilities and Features

Roof: Metal
Heating: Forced Air
Sewer:
Ext Feat: Balcony
Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Int Feat: Primary Downstairs
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Bathroom, Kitchen, Balcony, Bedroom, and their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$310

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9912603**

Remarks

Pub Rmks: **Are you searching for the ideal starter home in one of Calgary's most sought-after inner-city communities? Your search ends here! Nestled in the serene, tree-lined streets of West Hillhurst, this stunning 3-bedroom, south-facing townhome offers the perfect blend of urban convenience and tranquil living. Imagine waking up every morning just steps away from top-rated schools, lush parks, the river, and a wealth of amenities. Enjoy all four seasons with the vibrant Kensington district just a short walk away—offering trendy shops, gourmet restaurants, and a lively atmosphere—yet retreat to your peaceful oasis in a quiet, mature setting. Step inside and be captivated by the bright, open-concept design featuring a stylish walk-through kitchen. The kitchen boasts rich stained maple cabinets, sleek stainless steel appliances, and modern fixtures that make meal prep a pleasure. With 1142 square feet of thoughtfully designed living space, this home has it all—an inviting primary bedroom, two additional bedrooms, 2 baths, and a main floor home office or den. Outdoor enthusiasts will appreciate the private, grassy backyard and the balcony off the dining room, perfect for soaking up the sun or enjoying a quiet evening. The ground-level patio deck is an ideal spot for entertaining guests. Plus, with your own single detached, titled garage, in-suite storage, and lower-level laundry, convenience is at your fingertips. This prime West Hillhurst location offers unbeatable access to downtown Calgary, parks, playgrounds, and the vibrant Kensington community. Don't miss your chance to call this exceptional property your new home. Schedule your viewing today and experience the best of inner-city living!**

Inclusions: n/a
Property Listed By: **eXp Realty**

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











