

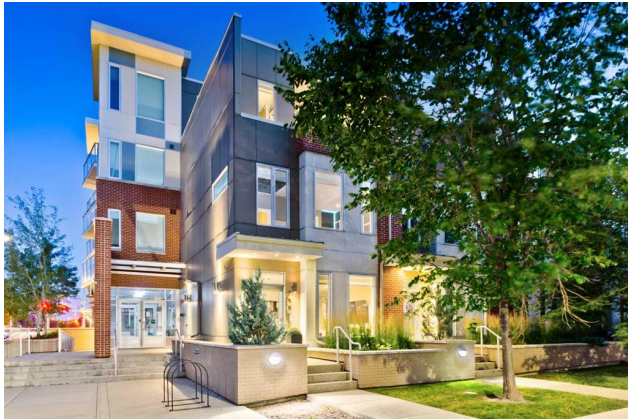


THE
A-TEAM

**RE/MAX
FIRST**

2001 1 Avenue, Calgary T2N0B4

MLS®#: **A2159408** Area: **West Hillhurst** Listing Date: **08/23/24** List Price: **\$719,800**
 Status: **Active** County: **Calgary** Change: **-\$70k, 02-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,517**
 Low Sqft:
 Ttl Sqft: **1,517**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Corner Lot,Fruit Trees/Shrub(s),Lawn,Landscaped,Level,Underground Sprinklers,Treed**
 Park Feat: **Heated Garage,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance,Storage**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,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>
Kitchen	Main	10`3" x 9`0"	Dining Room	Main	10`4" x 7`6"
Living Room	Main	15`4" x 13`4"	Mud Room	Main	15`9" x 3`10"
Den	Main	10`3" x 9`1"	Laundry	Second	5`4" x 4`7"
Furnace/Utility Room	Second	5`10" x 3`6"	Bedroom - Primary	Third	14`8" x 12`1"
Bedroom	Second	15`8" x 11`1"	2pc Bathroom	Main	4`10" x 4`9"
4pc Ensuite bath	Second	8`0" x 7`9"	5pc Ensuite bath	Third	8`4" x 8`1"

Condo Fee:
\$679

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1510740**

Remarks

Pub Rmks: **Discover this exceptional townhouse in the lively West Hillhurst neighborhood, featuring 2 side-by-side underground parking spots. Enter through the front door to an open-concept design with high-end finishes, designer lighting, and built-ins across all three levels. Enjoy 9' ceilings and wide plank engineered hardwood floors throughout. The main floor boasts large windows, a Living Room, Dining Space with custom wall unit, and a Kitchen with quartz countertops, an eating ledge, counter-to-ceiling backsplash, open shelving, and top-of-the-line appliances including a Thermador refrigerator, Bosch dishwasher, convection microwave, wall oven, gas cooktop, and range hood. A double-sided, pull-out pantry and undermount sink enhance functionality. Also on this level, you'll find a 2-piece Powder Room, a Closet/Storage Space, and a spacious Office with double doors, 10' ceiling, and built-in desk and shelving. Access to the Lobby, Elevator Room, and Parkade is just around the corner. The 2nd level features a Laundry Room with built-in shelving and hanging bar, a large 2nd Bedroom with massive windows, Walk-Through Closet, and a 4-piece En-Suite with heated floors, full tiling, seamless glass shower, separate soaker tub, built-in cabinetry, and ample quartz counter space. The top floor is a Master Retreat with glass railing, built-in shelving, Storage Closet, Walk-In Closet with shelves and drawers, and a luxurious 5-piece En-Suite with heated floors, full tiling, glass shower, separate soaker tub, and dual sinks. Enjoy the private upper Balcony with views of SAIT and the Rocky Mountains. Additional features include A/C, pot lights, built-in SONOS speakers, and extra storage. Building amenities offer a 4th Floor Patio with views of Canada Olympic Park and the Mountains, with landscaping and snow removal included. Walk to the Bow River, Sunterra Market, shops, cafes, Foothills Hospital, Kensington, and Downtown Calgary.**

Inclusions: **Air Conditioning Unit, Alarm/Security System Components & BuiltInSpeakers with SONOS System**

Property Listed By: **eXp Realty**

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



