



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2326 2 Avenue #3, Calgary T2N 0H2**

MLS®#: **A2171833**

Area: **West Hillhurst**

Listing Date: **10/09/24**

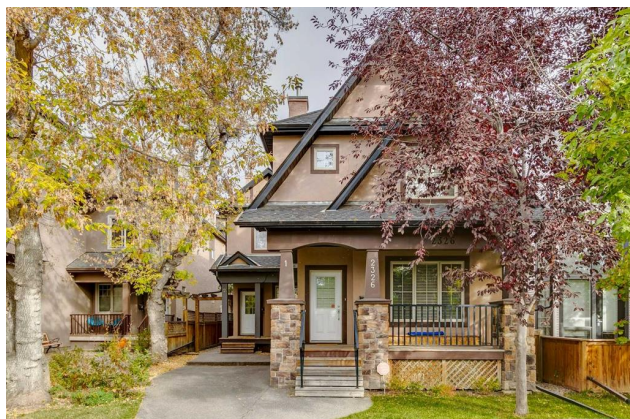
List Price: **\$660,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **1,264**  
Low Sqft:  
Ttl Sqft: **1,264**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**9**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Private**  
Park Feat: **Single Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Laminate Counters,No Smoking Home,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 13`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 6`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 10`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`10" x 16`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`3" x 13`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`4" x 13`2"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>6`10" x 9`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$207**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0411531**

Remarks

Pub Rmks: **Welcome to this 3(2+1) bedroom, 3.5 bathroom townhome with single detached garage, on a quiet tree lined street in sought after West Hillhurst. What sets this place apart from many of the townhomes in the area is the private, fenced in backyard, perfect for your pets. This fully finished home has over 1900sf of developed space. The open floor plan of the main level features Walnut Hardwood Floors, cozy gas fireplace in the living room, built-ins, and 9 foot ceilings. The kitchen is equipped with stainless steel appliances, an eat-up island, and a large pantry. Off the dining room is the patio door to your privately fenced backyard. Upstairs is the primary bedroom, with walk-in closet and an ensuite featuring dual sinks, soaker tub and stand-up shower. The 2nd bedroom is also equipped with its very own ensuite. The basement, with heated floors is complete with a large rec room, a third bedroom, another full bathroom along with plenty of storage in both the utility and laundry rooms. This location is ideal given its proximity to downtown, post secondary institutions, with loads of green spaces and pathways throughout. The shops, restaurants and services around the corner on Kensington Road and 19th Street help make this one of the most walkable and inclusive neighbourhoods in the city.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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

