



THE
A-TEAM

**RE/MAX
FIRST**

2326 2 Avenue #3, Calgary T2N 0H2

MLS®#: **A2171833**

Area: **West Hillhurst**

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

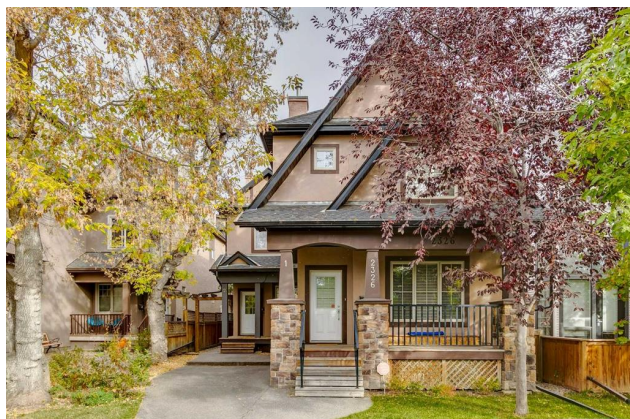
List Price: **\$629,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 05-Nov**

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**

DOM

42
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

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

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

Legal/Tax/Financial

Condo Fee:
\$207

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

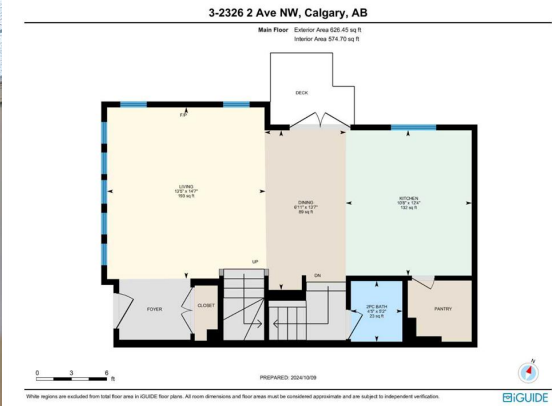
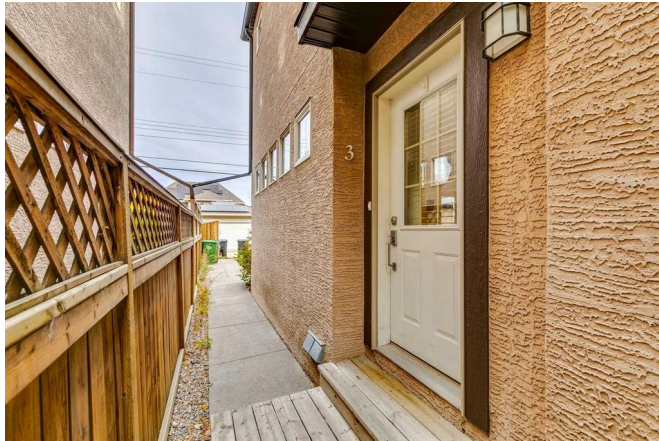
Legal Desc: **0411531**

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







3-2326 2 Ave NW, Calgary, AB

2nd Floor Exterior Area 537 sq ft
Interior Area 555.89 sq ft



PREPARED 2024/10/09

White regions are excluded from total floor area in CLUCIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

