

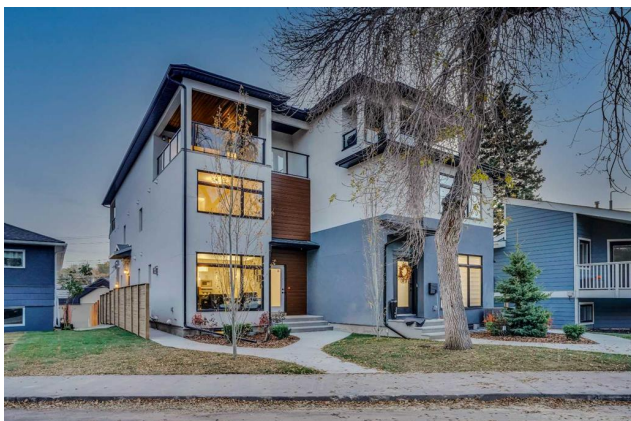


THE
A-TEAM

**RE/MAX
FIRST**

2635 1 Avenue #2, Calgary T2N 0C5

MLS®#: **A2192020** Area: **West Hillhurst** Listing Date: **02/28/25** List Price: **\$849,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,672**
 Low Sqft:
 Ttl Sqft: **1,672**

DOM

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

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **City Lot,Landscaped,Treed,Underground Sprinklers,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line,Private Entrance**

Construction: **Concrete,Metal Siding ,Stucco**
 Flooring: **Carpet,Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,ENERGY STAR Qualified Appliances,Gas Cooktop,Microwave,Refrigerator**
 Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`11" x 7`11"	Great Room	Main	17`2" x 13`5"
Dining Room	Main	21`4" x 9`2"	2pc Bathroom	Main	4`5" x 6`5"
Bedroom - Primary	Second	16`7" x 11`9"	Bedroom	Second	13`9" x 10`8"
4pc Ensuite bath	Second	9`4" x 5`3"	5pc Ensuite bath	Second	8`3" x 5`0"
Bedroom	Third	17`2" x 17`6"	4pc Bathroom	Third	8`1" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$280

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2411567/3**

Remarks

Pub Rmks: **. This gorgeous 3-storey townhome, with 3 bedrooms all with attached bathrooms, comes with covered rooftop terrace, boasts breath taking river views, unparalleled access to the Bow River pathways, to both downtown and Edworthy Park and some of the best year-round recreational activities. 5 minutes to Foothills Hospital or Kensington shops, 7 minutes to the University of Calgary or downtown core and 10 minutes to SAIT campus. It also has double tandem underground parking. The budget is being prepared and the condo fee is estimated.**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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

