

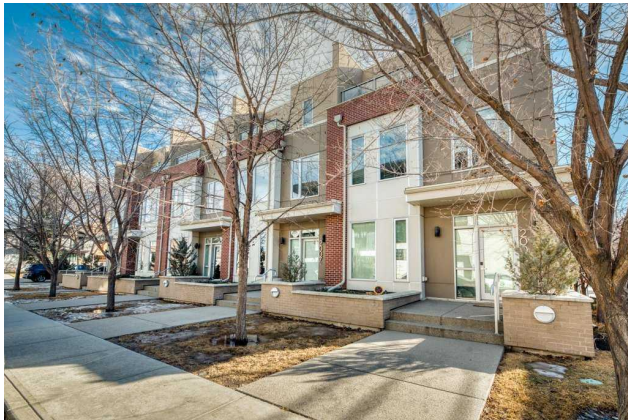


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2007 1 Avenue, Calgary T2N 0B4**

MLS®#: **A2198087**      Area: **West Hillhurst**      Listing Date: **03/05/25**      List Price: **\$889,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **2,270**  
 Low Sqft:  
 Ttl Sqft: **2,270**

DOM  
**5**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 (or more) Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Landscaped,Lawn,Level,Treed,Underground Sprinklers**  
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Flat**      Construction: **Brick,Cement Fiber Board**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony,Private Entrance**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

| <u>Room</u>         | <u>Level</u>  | <u>Dimensions</u>    | <u>Room</u>                 | <u>Level</u>  | <u>Dimensions</u>     |
|---------------------|---------------|----------------------|-----------------------------|---------------|-----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>   |                      | <b>Dining Room</b>          | <b>Main</b>   | <b>14`8" x 9`2"</b>   |
| <b>Foyer</b>        | <b>Main</b>   | <b>5`9" x 10`1"</b>  | <b>Kitchen</b>              | <b>Main</b>   | <b>15`4" x 12`11"</b> |
| <b>Living Room</b>  | <b>Main</b>   | <b>12`7" x 19`3"</b> | <b>4pc Bathroom</b>         | <b>Second</b> |                       |
| <b>Bedroom</b>      | <b>Second</b> | <b>16`6" x 9`5"</b>  | <b>Bedroom</b>              | <b>Second</b> | <b>16`6" x 9`6"</b>   |
| <b>Flex Space</b>   | <b>Second</b> | <b>8`1" x 9`9"</b>   | <b>Furnace/Utility Room</b> | <b>Second</b> |                       |
| <b>Laundry</b>      | <b>Second</b> |                      | <b>5pc Ensuite bath</b>     | <b>Third</b>  | <b>0`0" x 0`0"</b>    |

Bedroom - Primary

Third

18`5" x 14`11"

Walk-In Closet  
Legal/Tax/Financial

Third

5`11" x 9`6"

Condo Fee:  
**\$824**

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

Zoning:  
**DC**

Legal Desc: **1510740**

Remarks

Pub Rmks:

**3 STOREY TOWNHOME / 2,270 SQFT ABOVE GRADE / 3 BEDS + 2.5 BATHS + FLEX/BONUS ROOM / 2 UPPER DECKS + SOUTH FACING PATIO / 2 TITLED, UNDERGROUND PARKING STALLS / ADDITIONAL PRIVATE STORAGE ROOM / AND MORE / Welcome to 2007 1 Avenue NW - A sophisticated Townhome in the heart of West Hillhurst with Private Entrance, Private Patio & 2 Upper Decks. Thoughtfully designed & meticulously kept, this turn key property is one to see. A bright & spacious floor plan offers 2,270 square feet above grade, 9' ceilings, hardwood floors throughout, premium finishings and custom features. This home is crafted for comfort, style & convenience! Step inside the Front Foyer to the stunning Dining Room with open ceiling to above, creating a perfect setting for large or small gatherings. The Kitchen features sleek European-style cabinetry, open shelving with undermount lighting, gas cooktop & built-in Thermador & Bosch appliances. Take notice of the built-in Bar Fridge located in the Centre Island, custom Pantry (there are 2!) & built-in Desk with Storage. The inviting Living Room is warmed by a double-sided Gas Fireplace and opens onto a private South facing Patio, seamlessly blending indoor & outdoor living. A Powder Room, and direct access Downstairs & into the Parkade completes this level. Head up to the Second Level to find Bedrooms #2 & #3; both bright & spacious, one with Walk-In Closet. The Main Bath offers heated floors, a soaking tub, separate shower and toilet room; perfect for children or guests. The Utility Room, separate Laundry/Storage Space and a Flex/Bonus Room with a second built-in Desk (open to below with glass railing) completes this level. The Third Level offers a South facing Upper Deck perfect for soaking in the sun on those warm sunny days, or star gazing at night. This level is dedicated to the Primary Retreat offering incredible space, a large Walk-In Closet with custom shelving, spa-like 5 Piece En-Suite with dual sinks, soaking tub, separate shower, toilet room and heated floors, along with a third outdoor space - an Upper Deck facing North. 2 Titled, Underground Parking Stalls and a Private Storage Room are included. Equipped with A/C too. Ideally located just blocks from Restaurants & Cafe's, Ice Cream, Boutique Shops & Medical Offices, the Bow River Pathways, the lively Kensington District, Top-Rated Schools, Public Transit, with a short commute into Downtown Calgary. This exceptional home truly offers the perfect balance of luxury and convenience, allowing an Owner to lock up, take those adventures near or far away, and not worry about yard or exterior maintenance. Condo Fee also includes Water. For large outdoor gatherings, head up to The Savoy's Roof Top Deck on the 4th Floor, with views towards Canada Olympic Park. A must see property with incredible value! Book a viewing today.**

Inclusions:  
Property Listed By:

**INCLUDED: TV Wall Bracket(s), Alarm System Components, Mirror in Front Foyer, Mirror in Primary Bedroom**  
**RE/MAX Realty Professionals**

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

