

# \$829,900 - 2, 2635 1 Avenue Nw, Calgary

MLS® #A2192020

**\$829,900**

3 Bedroom, 4.00 Bathroom, 1,672 sqft  
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

. . . . . 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.

Built in 2024

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2192020      |
| Price          | \$829,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,672         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2, 2635 1 Avenue Nw |
| Subdivision | West Hillhurst      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2N 0C5             |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Snow Removal                              |
| Parking Spaces | 3                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Separate Entrance, Low Flow Plumbing Fixtures, Recessed Lighting |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator, ENERGY STAR Qualified Appliances, Gas Cooktop               |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Other                                                                                                           |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas, Mantle, Great Room, Tile                                                                                   |
| # of Stories      | 3                                                                                                               |
| Basement          | None                                                                                                            |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance                             |
| Lot Description   | City Lot, Landscaped, Underground Sprinklers, Treed, Views |
| Roof              | Asphalt                                                    |
| Construction      | Concrete, Stucco, Metal Siding                             |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 62                  |
| Zoning         | M-C1                |

## Listing Details

Listing Office

Diamond Realty & Associates LTD.

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