\$829,900 - 2, 2633 1 Avenue Nw, Calgary

MLS® #A2197870

\$829,900

3 Bedroom, 4.00 Bathroom, 1,774 sqft Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

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 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 ha double tandem underground parking. The budget is being prepared and the condo fee is estimated.

Built in 2024

Essential Information

MLS® # A2197870 Price \$829,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,774 Acres 0.00 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active







Community Information

Address 2. 2633 1 Avenue Nw

West Hillhurst Subdivision

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, Low Flow Plumbing Fixtures, Open

Floorplan, Recessed Lighting, Separate Entrance

Dishwasher, Refrigerator, Built-In Oven, ENERGY STAR Qualified **Appliances**

Appliances, Gas Cooktop, Microwave

Forced Air, Natural Gas Heating

Cooling Other Fireplace Yes 1

of Fireplaces

Fireplaces Gas, Great Room, Mantle, Tile

of Stories 3 Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features BBQ gas line, Private Entrance

City Lot, Landscaped, Treed, Underground Sprinklers, Views Lot Description

Roof Asphalt

Construction Concrete, Metal Siding, Stucco

Foundation **Poured Concrete**

Additional Information

Date Listed June 3rd, 2025

Days on Market 135 Zoning M-C1

Listing Details

Listing Office Diamond Realty & Associates LTD.

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