

2, 2635 1 Avenue NW  
Calgary, Alberta

MLS # A2267343



# \$824,888

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,645 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Subdivided		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Manufactured Floor Joist, Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N.A		

Discover modern luxury in this stunning 3-storey end-unit townhome in the highly sought-after West Hillhurst community. Featuring 3 bedrooms and 3.5 bathrooms, this thoughtfully designed home balances comfort, style, and functionality. Two bedrooms are located on the second floor, each with a full ensuite, while the third bedroom on the top floor offers flexible living &ndash; perfect as a den, lounge, or private bedroom with direct access to the covered rooftop terrace overlooking breathtaking Bow River views. The open-concept main floor boasts a gourmet kitchen with a large island and breakfast bar, seamlessly flowing into a bright great room with a gas fireplace &ndash; ideal for entertaining or relaxing in style. Additional features include upper-level laundry, double tandem underground parking, and a private entrance, combining convenience with luxury. Enjoy unparalleled access to Calgary's best amenities, just minutes from downtown, Kensington shops, the University of Calgary, SAIT, and Foothills Hospital. Steps away, explore Edworthy Park, Bow River pathways, and year-round recreational opportunities for walking, jogging, or cycling. With modern finishes, premium features, and a covered rooftop terrace perfect for outdoor dining or evening gatherings, this newly built, never-occupied home offers the ultimate blend of comfort, style, and urban convenience.