

780-832-5880 cord@gpremax.com

2, 2633 1 Avenue NW Calgary, Alberta

MLS # A2197870



\$829,900

Division:	West Hillhurst				
Туре:	Residential/Four Plex				
Style:	3 (or more) Storey				
Size:	1,774 sq.ft.	Age:	2024 (1 yrs old)		
Beds:	3	Baths:	3 full / 1 half		
Garage:	Concrete Driveway	te Driveway, Double Garage Attached			
Lot Size:	-				
Lot Feat:	City Lot, Landscaped, Treed, Underground Sprinklers, View				
	Water:	Public			
	Sewer:	Public	Public Sewer \$ 280		
	Condo Fee	\$ 280			

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 280
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
F			

Features: Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance

Inclusions: N/A

...... 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 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.