

# \$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

. . . . . 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.

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 |
| 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, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance |
| Appliances        | Dishwasher, Refrigerator, Built-In Oven, ENERGY STAR Qualified Appliances, Gas Cooktop, Microwave               |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | Other                                                                                                           |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Gas, Great Room, Mantle, Tile                                                                                   |
| # of Stories      | 3                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | Partial, Partially Finished                                                                                     |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 108            |
| Zoning         | M-C1           |

**Listing Details**

Listing Office                 Diamond Realty & Associates LTD.

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