



GRASSROOTS
REALTY GROUP

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**2003 1 Avenue NW
Calgary, Alberta**

MLS # A2214692



\$719,900

Division:	West Hillhurst		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,664 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Level, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 709
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: INCLUDED: Alarm System Components, Wall Mirror in Back Entrance

3 STOREY TOWNHOME / 2 BEDS + 2.5 BATHS + MAIN FLOOR OFFICE / UPPER DECK + COMMON ROOF TOP PATIO / 2 TITLED, SIDE BY SIDE UNDERGROUND PARKING STALLS / AIR CONDITIONING / AND MORE / Welcome to 2003 1 Avenue NW - A sophisticated Townhome in the heart of West Hillhurst with Private Entrance, Private Upper Deck & 2 Titled, Side by Side Underground Parking Stalls. Thoughtfully designed & meticulously kept, this turn key property is one to see. A bright & spacious floor plan offers 9' ceilings, hardwood floors throughout, premium finishings and custom features. This home is crafted for comfort, style & convenience! Step inside the inviting Front Entry into the Living & Dining Room, with custom built lineal Fireplace & Bar, both providing additional closed storage & open shelving with undermount lights. The Kitchen features sleek European-style cabinetry with built-in Thermador & Bosch appliances, including Gas Cooktop & pull out Pantry. A Powder Room is tucked around the corner with a hallway leading to the Main Floor Office & Back Entrance (with direct access to the Lobby & Parkade). The Office has been completely built-out to include separate desk areas for two people, with file drawers, added upper & lower cabinetry & quartz countertops to match the rest of the home. Head up to the Second Level to find the Laundry/Utility Room, Bedroom #2 which is bright spacious and includes a Walk-Through Closet & its own 4-Piece En-Suite, with heated floors, wall to wall tile, soaking tub & separate shower. This Bedroom is perfect for children or guests. The Third Level offers a wide open Primary Retreat complete with 2 Closets, a spa-like 5-Piece En-Suite with dual sinks, heated floors, wall to wall tile, soaking tub & glass shower, as well as a private Deck. 2 Titled, Underground Parking Stalls located directly

under the Unit & separate Storage Locker are included. Home is equipped with A/C & built-in speakers for sound. Ideally located just blocks from Restaurants & Cafe's, Ice Cream, Boutique Shops & Medical Offices, the Bow River Pathways, the lively Kensington District, Top-Rated Schools, and Public Transit, with a short commute into Downtown Calgary. This exceptional home truly offers the perfect balance of luxury and convenience, allowing an Owner to lock up, take those adventures near or far away, and not worry about yard or exterior maintenance. Condo Fee also includes Water, separate Bicycle Storage & Underground Visitor Parking. For large outdoor gatherings, head up to The Savoy's Roof Top Deck on the 4th Floor, with views towards Canada Olympic Park. A must see property with incredible value! Book a viewing today.