



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

206, 2611 1 Avenue NW
Calgary, Alberta

MLS # A2226454



\$279,900

Division:	West Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	760 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle, Flat, Rolled/Hot Mop
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 472
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Storage room shelving, second bedroom floating shelves x 2, laundry area wall shelving

Amazing new price! Explore this exceptionally well-located, sunny, south-facing two-bedroom condo in Riverview Estates - which stands out as one of the few concrete, elevated buildings in Calgary's inner-city Northwest. Enjoy the ultimate in convenience, mere minutes to downtown, Foothills & Children's Hospitals, and the University of Calgary. You'll love having the Bow River, along with its extensive bike and walking pathways, practically on your doorstep. The unit boasts a smart, efficient layout that's ready for your personal touch. The primary bedroom offers a generous closet, and you'll appreciate the in-suite storage (extra building storage can also be rented) for all your belongings, along with in-suite laundry. This prime unit includes underground heated parking, with an additional outdoor stall available for rent if needed. The building is undergoing exciting upgrades this summer with a brand-new elevator installation, complementing the recently upgraded fire panel – all well within the means of the reserve fund. With Sunterra Market just around the corner and other businesses nearby, easy access to everything in this wonderful home is all yours.