



GRASSROOTS
REALTY GROUP

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4, 2637 1 Avenue NW
Calgary, Alberta

MLS # A2237953



\$379,000

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	522 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 225
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Unlock the door to homeownership with this fantastic opportunity to own in one of YYC's most desirable inner-city communities. With just steps to the beautiful Bow River, this 2 bedroom bi-level townhome, offering 1012 sq. ft. of living space, is waiting for you. Recent upgrades to the exterior include Hardy Board siding and shingles (2018) and windows and patio doors (2022). Featuring vaulted ceilings and a functional floor-plan, this property offers an awesome chance to get creative in this cool space. Large patio doors open to a sunny, south-facing balcony that enjoys a river view. The upper level offers an open-concept living space, featuring a wood burning fireplace, kitchen (featuring granite countertops), dining nook, and extra storage. Downstairs you'll find two nicely sized bedrooms, a 4-piece bath, laundry area and utility room. With assigned parking and low condo fees...this perfectly situated, self-managed complex is a smart move. You'll love the neighbourhood, gorgeous river pathways, nearby Edworthy Park, great local eateries, shopping, schools, transit, and easy access to Crowchild Trail and Memorial Drive. Bring your vision and make it your own! AND, INVESTORS and RENOVATORS...here is your opportunity to offer something special!