



GRASSROOTS
REALTY GROUP

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302, 2611 1 Avenue NW
Calgary, Alberta

MLS # A2274558



\$314,900

Division:	West Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	997 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Enclosed, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat, Rolled/Hot Mop	Condo Fee:	\$ 633
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Primary bedroom closet organizers, storage container on balcony

West Hillhurst TOP FLOOR, corner, two bedroom unit in a low rise concrete building with a river view! Super convenient, close to downtown, the University of Calgary, Foothills and Children's Hospitals, and a short commute downtown. Just a short walk or cycle and you're on the Bow River pathway system - less than a block away! Spacious unit (almost 1,000 square feet), with a nice sized south facing balcony and yes there's views of the Bow River. Open concept layout with newly installed LVP flooring (plus new baseboards) and updated lighting in the main living areas. Kitchen is roomy and has a large eat up island with storage AND there's also dedicated space for a dining room. Primary bedroom has a generous closet with tonnes of organizers. Large second bedroom with a mirrored closet and south facing window. This is the only unit in the building with two bathing areas in the bathroom! There's also in-suite storage, a storage locker in front of the parking stall, plus extra storage can be rented if required. Room for everything! Unit comes with an underground heated parking stall and another outside stall can be rented if needed. Riverview Estates is in the process of installing a brand new elevator, plus the fire panel was just upgraded - all well within reserve fund balances. Nearby Sunterra Market and the convenience of the other businesses close by with easy access to everywhere else makes living here a perfect choice!