



201, 2512 1 Avenue NW  
Calgary, Alberta

MLS # A2286603



**\$349,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 775
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** LIVING ROOM includes: Couch, Chair, TV & TV stand, Coffee Table. Corner Sitting Area includes: Tall Bookshelf, 2 Chairs, Coffee Table, White Cabinet with drawers. Dining Area includes: Table, 4 Chairs, 2 Mirrors, 1 Wall Clock. PRIMARY BEDROOM includes: Bed and Bed frame, Nightstand and Desk. SECOND BEDROOM (closest to living room) includes: Bed and Bed frame, Dresser and Corner Desk. THIRD BEDROOM includes: Bed and Bed frame, Nightstand, Wood Cabinet & Desk.

Welcome to this beautifully updated 3 BEDROOM, 2 FULL BATH condo offering over 1,023 SQ FT of thoughtfully designed living space in an exceptional INNER CITY location. It is RARE to find a THREE BEDROOM condo at this price point, especially this close to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and SAIT. Whether you are purchasing for a university student, a medical professional, a young family, or as an investment property, this layout offers flexibility and long term value. Located in a solid CONCRETE BUILDING, this home offers added durability and enhanced sound insulation, an important feature for both homeowners and investors. The spacious floor plan features an inviting oversized living room, a dining area, and a private balcony. The updated kitchen showcases white cabinetry, subway tile backsplash, stainless steel appliances, and ample storage. The PRIMARY BEDROOM includes a walk in closet and private 3 PIECE ENSUITE, while two additional bedrooms and a full 4 piece bath provide excellent separation and functionality for shared living. Featuring UPGRADED VINYL PLANK FLOORING in the main living areas and a NEUTRAL PAINT palette throughout, the home offers a clean, modern feel that is MOVE IN READY. Condo fees include all utilities except internet, providing predictable monthly expenses and added convenience. This makes ownership straightforward and budgeting simple for both families and investors. Enjoy easy access to the Bow River pathway system, parks, transit, restaurants, and everyday amenities. A UNIQUE opportunity to secure a spacious THREE BEDROOM condo in one of Calgary's most convenient and high demand locations. Book your showing today.