



2, 2633 1st Avenue NW
Calgary, Alberta

MLS # A2293570



\$799,888

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,774 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Common, Double Garage Attached, Garage Door Opener, Secured		
Lot Size:	-		
Lot Feat:	Interior Lot, Landscaped		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 436
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Experience refined inner-city living in this exceptional 3-storey end-unit townhome located in the highly sought-after community of West Hillhurst. Thoughtfully designed with modern architecture, premium finishes, and a functional layout, this new, never-occupied residence offers the perfect balance of style, comfort, and convenience for professionals, families, and investors alike. Featuring 3 spacious bedrooms, each complete with its own private ensuite, plus a convenient main floor powder room, this home provides both privacy and flexibility for multi-generational living, guests, or work-from-home lifestyles. The bright and inviting open-concept main level is ideal for everyday living and entertaining, showcasing a contemporary chef-inspired kitchen with gas cooktop, built-in oven, large island, and ENERGY STAR® appliances. The kitchen seamlessly connects to a generous dining area and elegant great room highlighted by a gas fireplace, creating a warm and welcoming atmosphere. One of the home's most impressive features is the covered rooftop terrace offering breathtaking river views — an incredible space to relax, entertain, or enjoy Calgary's beautiful year-round scenery. Additional highlights include upper-level laundry, recessed lighting, low-flow plumbing fixtures, private entrance, BBQ gas line, landscaped surroundings, underground sprinklers, and durable exterior construction with concrete, metal siding, and stucco. Parking is never a concern with the double tandem attached garage and additional driveway space, providing practical convenience rarely found in inner-city properties. The well-managed boutique four-unit condominium offers a quiet residential setting with professional management, snow removal, and maintenance of common grounds. Ideally situated just steps from the Bow River pathway system, Edworthy Park,

and numerous green spaces, this prime location supports an active lifestyle with endless opportunities for walking, cycling, and outdoor recreation. Enjoy quick access to Kensington's vibrant shops and restaurants, Foothills Hospital, the University of Calgary, SAIT, and downtown Calgary, all within minutes. Schools, transit options, and everyday amenities are also close by, making this an unbeatable urban location. Whether you are seeking a sophisticated primary residence or a smart investment opportunity in one of Calgary's most desirable inner-city communities, this home delivers exceptional value, modern design, and long-term lifestyle appeal.