



GRASSROOTS
REALTY GROUP

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2, 2635 1 Avenue NW
Calgary, Alberta

MLS # A2192020



\$829,900

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,672 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Landscaped, Treed, Underground Sprinklers, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 280
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

..... This gorgeous 3-storey townhome, with 3 bedrooms all with attached bathrooms, comes with covered rooftop terrace, boasts breath taking river views, unparalleled access to the Bow River pathways, to both downtown and Edworthy Park and some of the best year-round recreational activities. 5 minutes to Foothills Hospital or Kensington shops, 7 minutes to the University of Calgary or downtown core and 10 minutes to SAIT campus. It also has double tandem underground parking. The budget is being prepared and the condo fee is estimated.