

\$899,900 - 2029 1 Avenue Nw, Calgary

MLS® #A2109589

\$899,900

3 Bedroom, 4.00 Bathroom, 1,868 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to this custom built architectural beauty by Timber Rock Homes . This custom-built residence showcases an exceptional open-concept main floor living space, perfect for your family or entertaining. Admire the magnificent vaulted ceiling and the striking two-storey bowl window that floods the home with natural light. Experience the warmth of the site finished hardwood flooring spanning the living room and dining area which includes a fireplace with beautiful wood mantle. The modern chef's kitchen is a dream, featuring stainless steel appliances, a breakfast bar, and a pantry for all your storage needs. Recently updated with waterfall quartz countertops, a stunning custom hood range, high-end stove, and built-in oven, every detail exudes luxury. Fully air-conditioned and equipped with a newer furnace, this home ensures year-round comfort. Radiant heat in the basement adds to its appeal. Impeccably maintained, the pride of ownership shines through every corner. The south-facing backyard offers abundant natural light and a fenced oasis for outdoor enjoyment. Upstairs, discover two spacious master suite bedrooms, each offering luxurious comfort and privacy. The spa-like ensuite boasts a shower oasis and double vanities with designer finishes. The double detached garage adds convenience to your lifestyle. The lower level features a kitchenette, large additional bedroom, and full bathroom, providing endless opportunities and maximum versatility. Nestled in the prestigious



community of West Hillhurst. Enjoy the easy access of walking to trendy shops and restaurants on 19 St., K-12 Queen Elizabeth School's, Kensington, and the river path system. Don't miss the chance to make this fantastic property your home. Experience luxury, comfort, and prime location in one of Calgary's finest inner-city neighbourhoods. Exceptionally high walk score of 81 !!

Built in 1998

Essential Information

MLS® #	A2109589
Price	\$899,900
Sold Price	\$881,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,868
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2029 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0B4

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 15th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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