

\$784,900 - 2632 1 Avenue Nw, Calgary

MLS® #A2114333

\$784,900

3 Bedroom, 4.00 Bathroom, 1,700 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Modern convenience at an affordable price point! Please give a warm welcome to a stylish West Hillhurst infill just 2 blocks from the river + pathway system. This 3 bedroom + 3.5 bathroom, fully finished, 2,460 sqft space is as meticulous as they come! Walking up to the property, you will appreciate the private treed-in feel, brick exterior and front irrigation lines for summer. Stepping inside you are greeted with an open landing, a mix between tile + hardwood throughout and impressive 10 foot ceilings on the main floor. Entertain friends + host family gatherings in the designated dining area showcasing bright + airy south facing windows. The beautiful kitchen awaits: granite countertops, light wood cabinetry, stainless steel appliances, sit-up breakfast bar and full wall of pantry storage. Relax in the living room around the gas fireplace, complete with built-ins and space for that big tv. Out back you will find the double garage along with maintenance free decking all around - ideal for those summer BBQ parties. On the top level you will be in awe of the dramatic vaulted ceilings! The primary boasts large south windows, a moody feature wall, giant walk-in closet and contemporary 5 piece en-suite bathroom with dual sinks, skylight and separate tub + shower. Secondary bedroom is also complete with its own en-suite bathroom + walk-in closet. The upper floor laundry room screams convenience and the washer + dryer were just upgraded a year ago. Head down to the open



concept family area providing flexibility for a home office, kid's play zone, theatre room or games/activity space. A suitable guest bedroom with corner windows, massive closet and adjacent 3 piece bathroom. Rounding out the perks of this home is a recently replaced air conditioning unit, Hunter Douglas blinds package + brand new furnace as of 2024! A property that proves location + value can still exist in this marketplace. Mere minutes from the Bow River pathways, Foothills + Children's Hospitals, off-leash dog park, schools, playgrounds, grocery, restaurants and easy access into the downtown office core or out west to the Rocky Mountains.

Built in 2005

Essential Information

MLS® #	A2114333
Price	\$784,900
Sold Price	\$777,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	0.06
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2632 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 0C4

Amenities

Parking Spaces 2
Parking Double Garage Detached

Interior

Interior Features Double Vanity, Granite Countertops, Hardwood Floorplan, Pantry, Storage, Walk-In Closet
Appliances Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating Forced Air
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, Private
Roof Asphalt Shingle
Construction Concrete, Stone, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2024
Date Sold March 25th, 2024
Days on Market 12
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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