

\$799,900 - 2626 1 Avenue Nw, Calgary

MLS® #A2117541

\$799,900

4 Bedroom, 4.00 Bathroom, 1,683 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

****OPEN HOUSE Saturday March 30th 2-4:00pm**** WOW Gorgeous upscale home in the West Hillhurst/Parkdale area. This stunning home is in immaculate condition with hardwood flooring on both upper levels. This 4 bedroom home features 2 bedroom up stairs, both with generous sized en-suites featuring marble flooring, & the convenience of upper laundry. The fully finished lower level has a great sized rec room, 2 bedrooms, and full bathroom. The Lower level has been updated into an amazing media area, Seller is including TV's and Audio Equipment. The furnace is New with the addition of a new Heat Pump C/W AC. Come and view the many other upgrades. Grand 10 Ft ceilings on the main floor, with an open concept kitchen that features quartz countertops, stainless appliances including a gas range. Out back there is a low maintenance yard with large deck leading out the double garage that is drywalled and insulated. Located steps from the pathways, and minutes to the hospitals, U of C & Downtown!

Built in 2003

Essential Information

MLS® #	A2117541
Price	\$799,900
Sold Price	\$792,000
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,683
Acres	0.06
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2626 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C4

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Bar Fridge, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private

Roof	Asphalt
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 5th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.