

\$535,000 - 2041 2 Avenue Nw, Calgary

MLS® #A2118207

\$535,000

2 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.00 Acres

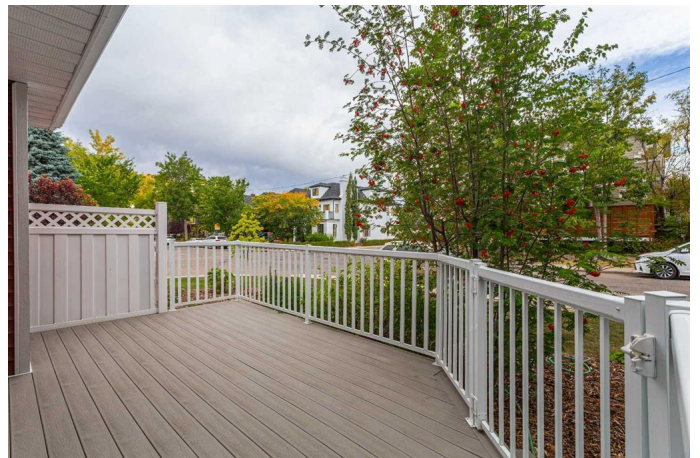
West Hillhurst, Calgary, Alberta

This well-maintained and renovated two-story townhouse is perfectly positioned near the river in the highly desirable West Hillhurst community. As you approach the home, a beautiful composite front patio overlooks the lush green landscaping, enhancing the property's curb appeal and charm. Throughout the home, you'll find gorgeous hardwood floors that add a touch of elegance throughout and a contemporary fireplace in the living room invites you inside. The journey continues into the modern, updated kitchen with a monochromatic aesthetic and stainless steel appliances. The open layout on the main floor sets the scene for seamless entertaining.

Upstairs, the hardwood flooring extends seamlessly, leading to two spacious and airy bedrooms accompanied by an updated bathroom. This bathroom boasts dual sinks, a standalone shower, and a jetted tub—perfect for unwinding after a long day.

The fully developed basement features a spacious rec room, a four-piece bathroom, and laundry for added convenience. This townhome includes a carport parking stall with additional storage. This amazing home is situated on a quiet street, within walking distance to coffee shops, restaurants, ice cream shops, schools, playgrounds, and only minutes from Kensington and Downtown.

Built in 1992



Essential Information

MLS® #	A2118207
Price	\$535,000
Sold Price	\$600,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2041 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0G6

Amenities

Amenities	None
Parking Spaces	1
Parking	Carport, Covered, Off Street, On Street

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Stone Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Corner Lot, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Cedar, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 8th, 2024
Days on Market	11
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Plintz Real Estate
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.