

\$334,900 - 301, 2611 1 Avenue Nw, Calgary

MLS® #A2120690

\$334,900

2 Bedroom, 1.00 Bathroom, 982 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Exceptionally well located West Hillhurst top floor, corner, two bedroom unit in a low rise, *concrete* building. Minutes to downtown, Foothills & Children's Hospital plus the U of C with easy access and a stone's throw to the Bow River and bike and walking pathways. Balcony faces quiet north side of the building. Beautifully renovated kitchen with a huge quartz island, stainless steel appliances and under cabinet lighting. Modern LVP and newer carpet throughout most of the unit. The primary bedroom has a generous closet plus the unit also has in-suite storage - you'll have room for everything. Spacious open concept with loads of windows (east and north) plus in-suite laundry add to the perks of this great location. Unit comes with an underground heated parking (another outside stall can be rented if required) and Riverview Estates is one of only a few concrete, elevated buildings in Calgary's inner city Northwest. Sunterra Market right around the corner and the convenience of the other businesses close by mean you'll never have to go far!

Built in 1981

Essential Information

MLS® #	A2120690
Price	\$334,900
Sold Price	\$350,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	982
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 2611 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C5

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Heated Garage, Leased, Parkade, Paved, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	3

Exterior

Exterior Features	Awning(s), Storage
Roof	Asphalt Shingle, Flat, Rolled/Hot Mop
Construction	Brick, Composite Siding, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 6th, 2024
Date Sold	April 13th, 2024
Days on Market	6
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office Houston Realty.ca

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