

\$685,000 - 1, 2322 2 Avenue Nw, Calgary

MLS® #A2133335

\$685,000

2 Bedroom, 3.00 Bathroom, 1,538 sqft
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Open house (May 19, 2024 1:30-4 PM).

Welcome to this bright unit with a 3rd-level loft in the beautiful and prestigious West Hillhurst community. This south-facing, 3-story townhome offers an open floor plan and modern design. The inviting main floor features a well-appointed kitchen, a cozy living room, a formal dining room for your family, and a convenient half bathroom. On the second floor, you'll find a master bedroom with a 4-piece ensuite bathroom, as well as an additional bedroom and a 3-piece bathroom for guests or a growing family. The lofted third floor currently serves as a home office but can also be used as a guest room or an extra family room. The developed basement can be used as an exercise room or another home office.

This recently painted townhome boasts an amazing location: you can easily walk or bike to the downtown core, enjoy the short walking distance to Bow River pathway, parks, and the vibrant atmosphere of Kensington's finest restaurants and boutiques. Plus, it's close to well-established schools such as Queen Elizabeth School and Hillhurst School. With over 1500 square feet of living space, this townhouse has a very low condo fee of \$220 per month. If you desire inner-city living, this is the perfect opportunity!

Built in 2001



Essential Information

MLS® #	A2133335
Price	\$685,000
Sold Price	\$685,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 2322 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0H2

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Quad or More Detached, See Remarks

Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Landscaped, Treed
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 17th, 2024
Date Sold June 5th, 2024
Days on Market 19
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bravo Realty

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