

\$775,000 - 2138 1 Avenue Nw, Calgary

MLS® #A2142179

\$775,000

3 Bedroom, 3.00 Bathroom, 1,917 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to the Heart of West Hillhurst!

Discover the perfect blend of urban convenience and cozy living in this charming 3-bedroom, 2.5-bath duplex. Situated within walking distance to trendy Kensington, the serene Bow River, and the lively Briar Hill off-leash park, this home offers an ideal location for both relaxation and adventure.

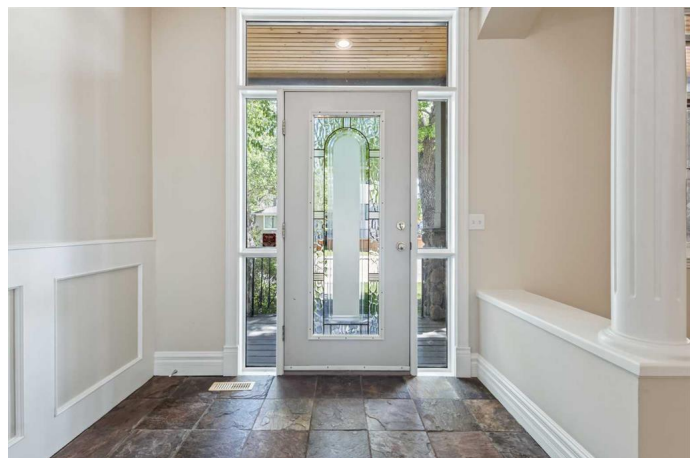
Key Features:

Prime Location: Nestled in the vibrant community of West Hillhurst, this property is a stone's throw away from the bustling shops and eateries of Kensington, picturesque riverside paths, and lush green spaces.

Spacious Layout: The main floor boasts soaring 10-foot ceilings and gleaming hardwood floors, creating an open and airy ambiance. Abundant natural light pours in through large windows, illuminating the living space beautifully. Also features an unfinished basement ready for your design.

Cozy Evenings: Curl up by the gas fireplace on chilly winter nights, adding a touch of warmth and comfort to your living room.

Outdoor Living: Enjoy your morning coffee or unwind in the evening on the south-facing balcony accessible from the primary bedroom, offering a peaceful retreat with plenty of sunshine.



Modern Convenience: The upstairs laundry room is conveniently located near the three bedrooms, including a 4-piece bathroom for the two additional bedrooms.

Recent Upgrades: Rest easy knowing that this home features a brand-new roof installed last summer, extending its durability and enhancing curb appeal. The detached double garage also boasts a new roof, providing secure and weather-resistant parking.

Family-Friendly: This home is in close proximity to excellent schools, including Queen Elizabeth School and Madeleine Dâ€™Houet School. The West Hillhurst Community Centre is also nearby, offering various recreational activities and community events.

Community Highlights:
West Hillhurst is a thriving neighborhood known for its friendly atmosphere, excellent amenities, and close-knit community feel. Whether youâ€™re exploring local shops, enjoying the outdoors, or taking part in community activities, youâ€™ll find everything you need just a short stroll away.

Donâ€™t miss the opportunity to make this delightful duplex your new home. Experience the best of West Hillhurst living today!

Built in 1997

Essential Information

MLS® #	A2142179
Price	\$775,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,917
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2138 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0B5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Jetted Tub, No Smoking Home, Pantry
Appliances	Dishwasher, Garburator, Gas Oven, Gas Stove, Gas Water Heater, Microwave, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2024
Date Sold	August 4th, 2024
Days on Market	47
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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