

\$685,000 - 2, 2332 2 Avenue Nw, Calgary

MLS® #A2154850

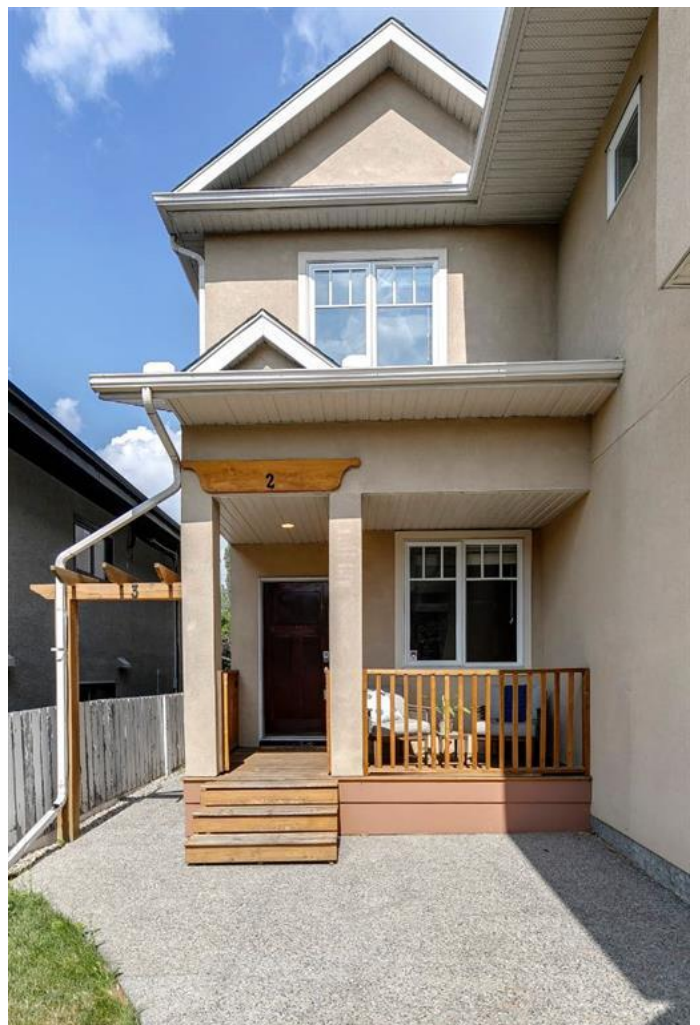
\$685,000

3 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Nestled amongst million dollar homes in the high-end neighbourhood of West Hillhurst, this townhome is the one you have been waiting for! With a FENCED YARD plus front porch, the outdoor space offered in this modern unit is hard to find! With only a small amount of adjoining walls in this 3-unit complex, you will enjoy the peace and quiet of this leafy green street, just blocks away from favourite amenities like Made by Marcus, Dairy Lane, Vintage Caffeine and the Bow River pathways. Downtown Calgary is 5 minutes away, Kensington is nearby and access onto major roadways like Memorial Dr and Crowchild Tr make getting around the city a breeze! This 2-storey home is warm and inviting, featuring an open-concept floor plan. You will love cooking in the kitchen with rich wood cabinets, gas range, granite counters, under-cabinet lighting and an enormous pantry! Room for bar seating at the island and who doesn't love a window over the sink? Living room has gas fireplace and access into your private yard, perfect for entertaining and enjoying long summer nights! Front dining area can fit a full-sized table. The primary suite on the upper level features a stunning, fully renovated ensuite bath with stall shower, double sinks, standalone tub and plenty of storage space. The bedroom is bright with windows overlooking beautiful 2 Ave and includes double closets. Second bedroom and full bath are great for guests, kids or a work-from-home setup. The basement in this home is a true



oasis with a full wet bar, built-in desk, big rec area, 3rd bedroom, laundry, mechanical and storage. Enjoy the feel of your own home in this self-managed, pet-friendly complex. Single stall in the rear garage plus plenty of street parking available if you have a second vehicle. Make this amazing house your home today and enjoy everything that Calgary's inner city has to offer!

Built in 2007

Essential Information

MLS® #	A2154850
Price	\$685,000
Sold Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 2332 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0H2

Amenities

Amenities	Parking
Parking Spaces	1

Parking Single Garage Detached

Interior

Interior Features Built-in Features, Ceiling Fan, Granite Counters, Kitchen Island, Wet Bar

Appliances Bar Fridge, Dishwasher, Gas Stove, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full



Exterior

Exterior Features Private Entrance

Lot Description Landscaped, Rectangular Lot

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 9th, 2024

Date Sold August 21st, 2024

Days on Market 12

Zoning M-C1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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