

# \$698,800 - 2001 1 Avenue Nw, Calgary

MLS® #A2159408

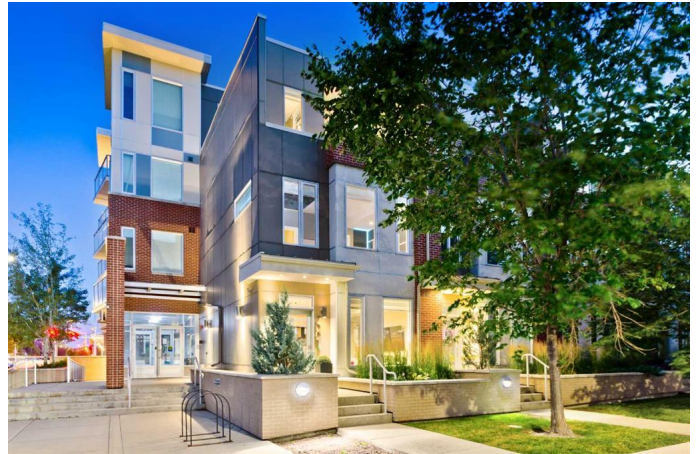
**\$698,800**

2 Bedroom, 3.00 Bathroom, 1,518 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Discover this exceptional townhouse in the lively West Hillhurst neighborhood, featuring 2 side-by-side underground parking spots. Enter through the front door to an open-concept design with high-end finishes, designer lighting, and built-ins across all three levels. Enjoy 9' ceilings and wide plank engineered hardwood floors throughout. The main floor boasts large windows, a Living Room, Dining Space with custom wall unit, and a Kitchen with quartz countertops, an eating ledge, counter-to-ceiling backsplash, open shelving, and top-of-the-line appliances including a Thermador refrigerator, Bosch dishwasher, convection microwave, wall oven, gas cooktop, and range hood. A double-sided, pull-out pantry and undermount sink enhance functionality. Also on this level, you'll find a 2-piece Powder Room, a Closet/Storage Space, and a spacious Office with double doors, 10' ceiling, and built-in desk and shelving. Access to the Lobby, Elevator Room, and Parkade is just around the corner. The 2nd level features a Laundry Room with built-in shelving and hanging bar, a large 2nd Bedroom with massive windows, Walk-Through Closet, and a 4-piece En-Suite with heated floors, full tiling, seamless glass shower, separate soaker tub, built-in cabinetry, and ample quartz counter space. The top floor is a Master Retreat (Picture of the old listing) with glass railing, built-in shelving, Storage Closet, Walk-In Closet with shelves and drawers, and a luxurious 5-piece En-Suite with



heated floors, full tiling, glass shower, separate soaker tub, and dual sinks. Enjoy the private upper Balcony with views of SAIT and the Rocky Mountains. Additional features include A/C, pot lights, built-in SONOS speakers, and extra storage. Building amenities offer a 4th Floor Patio with views of Canada Olympic Park and the Mountains, with landscaping and snow removal included. Walk to the Bow River, Sunterra Market, shops, cafes, Foothills Hospital, Kensington, and Downtown Calgary.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2159408      |
| Price          | \$698,800     |
| Sold Price     | \$670,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,518         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2001 1 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N0B4           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Elevator(s), Roof Deck, Secured Parking, Visitor Parking |
|-----------|--|

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Oven-Built-In, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Refrigerator, Range Hood, See Remarks, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| # of Stories      | 4   |
| Basement          | None  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard, Private Entrance, Storage   |
| Lot Description   | Corner Lot, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Treed, Underground Sprinklers |
| Roof              | Rubber   |
| Construction      | Brick, Composite Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 23rd, 2024   |
| Date Sold      | November 10th, 2024 |
| Days on Market | 79                  |
| Zoning         | DC                  |
| HOA Fees       | 0.00                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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