

# \$749,900 - 2110 1 Avenue Nw, Calgary

MLS® #A2168871

**\$749,900**

3 Bedroom, 4.00 Bathroom, 1,838 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to this delightful 2-storey home, nestled on a picturesque tree-lined street in the heart of the highly sought-after community of West Hillhurst. With its unbeatable location, youâ€™re just a short walk to downtown, SAIT, and only three blocks away from the stunning Bow River and pathway system. Enjoy the inner city lifestyle with the convenience of everything downtown has to offer as well as, the beautiful pathways, vibrant parks, and countless amenities right at your doorstep. This meticulously maintained home features three generous bedrooms, two full bathrooms, and two additional half bathrooms, making it ideal for families and those who love to entertain. The open and bright main floor offer a large formal living space as well as an open concept kitchen / family room. Step onto the sunny south-facing front porch, where you can soak in the beautifully landscaped front yard (professionally landscaped in spring of 2024). Inside, youâ€™ll find an abundance of natural light that highlights the thoughtful upgrades throughout the home. The recently replaced windows and exterior doors (2008, 2017, and 2020) ensure energy efficiency and a modern aesthetic. With the recent Poly B plumbing replacement (2024), you can move in with complete peace of mind. Additional insulation in the attic keeps the home cozy in the winter and cool in the summer. The fully finished basement makes a great space for family movie night, and the fully equipped spacious gym gives no excuses for not getting



your workout in! Step outside to your private, low-maintenance backyard oasis, perfect for entertaining with its expansive deck and gas line for effortless BBQs. The new pavers in the back and side yard lead to an oversized, insulated double detached garage with paved alley accessâ€”for convenience and functionality. With a newer roof (2016) and all major maintenance items taken care of, this home is truly move-in ready, allowing you to enjoy everything that vibrant West Hillhurst has to offer. Donâ€™t let this gem slip awayâ€”schedule your private tour today and envision your new life in this charming home!

Built in 1991

**Essential Information**

MLS® #	A2168871
Price	\$749,900
Sold Price	\$825,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,838
Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	2110 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 0B5

### Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Oversized, Paved

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Sump Pump(s)

Appliances Dishwasher, Freezer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Lane, Lawn, Landscaped, Level, Private, Rectangular Lot, Native Plants

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed October 3rd, 2024

Date Sold October 7th, 2024

Days on Market 4

Zoning R-CG

HOA Fees 0.00

### Listing Details

Listing Office Royal LePage Benchmark

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