



GRASSROOTS

REALTY GROUP

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2624 1 Avenue NW
Calgary, Alberta

MLS # A2306040



\$825,000

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	M-CG d80
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: NONE

Watch the full YouTube video tour to get an exclusive first look at these luxury townhomes | WELCOME TO WEST HILLHURST LUXURY LIVING — Introducing four brand-new luxury townhomes in the highly sought-after inner-city community of West Hillhurst. These stunning new construction homes offer the perfect combination of modern design, functional living, premium craftsmanship, and exceptional value in one of Calgary's most desirable neighbourhoods. Located minutes from downtown Calgary, Kensington, the Bow River pathways, Foothills Hospital, the University of Calgary, SAIT, parks, restaurants, coffee shops, shopping, and top-rated schools, this is a rare opportunity to own a luxury inner-city home in an unbeatable location. These beautifully designed three-storey townhomes feature bright open-concept floorplans with large windows, spacious living areas, designer kitchens, premium finishings, dedicated dining spaces, upper-floor laundry, multiple bedrooms, and stunning primary retreats designed for modern living. Whether you are searching for a luxury townhome in Calgary, a new build in West Hillhurst, an inner-city property with income potential, or a modern home close to downtown, these residences check every box. A standout feature of these homes is the fully legal basement suites, offering incredible flexibility for rental income, multigenerational living, guests, or mortgage assistance. In today's Calgary real estate market, legal suites are in extremely high demand and add exceptional long-term value and investment potential. Each property also includes a private detached garage, EV charging rough-ins, and solar-ready construction for future-forward living. Buyers still have a limited opportunity to personalize select interior finishings before construction completion, allowing you to customize your new home to

match your style and preferences. Unlike many inner-city Calgary townhouse developments that are quickly purchased by investors, this is an incredible opportunity for end users, professionals, families, and savvy buyers to secure a luxury new build in West Hillhurst at a more attainable price point than many competing inner-city developments nearby. West Hillhurst is one of Calgary's premier inner-city communities, known for its tree-lined streets, proximity to downtown, access to the Bow River pathway system, vibrant local amenities, and strong long-term real estate value. Luxury townhomes with legal basement suites, detached garages, and modern three-storey layouts in this location are becoming increasingly difficult to find. Anticipated possession is scheduled for this Fall. Contact for floor plans, pricing, specifications, and early access information before these highly anticipated homes are completed.