



GRASSROOTS
REALTY GROUP

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2, 2635 1 Avenue NW
Calgary, Alberta

MLS # A2309122



\$799,900

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,780 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Located just steps from the picturesque Bow River pathways, this sleek, modern 3 bedroom townhome offers over 1,700 sq ft of stylish living space and gorgeous river views. The open, sun filled main level features a welcoming living room anchored by a striking feature fireplace, seamlessly flowing into the contemporary kitchen finished with quartz countertops, a large island/eating bar, crisp white cabinetry, and a stainless steel appliance package. The adjacent dining area, enhanced by a stylish light fixture, provides ample space for hosting family and friends. A 2 piece powder room completes the main level. The second level hosts two well appointed bedrooms, each with walk in closets and private 4 piece ensuites. The third level is dedicated to the spacious primary retreat, offering a walk in closet, a 4 piece ensuite, and access to a private rooftop patio with stunning, unobstructed river views. Parking is effortless with double tandem underground parking. This stylish townhome is ideally situated steps from the Bow River pathways and close to beautiful Edworthy Park, schools, shopping, Foothills and Children's Hospitals, with easy access to Memorial Drive and Crowchild Trail. Immediate possession is available.