



2826 1 Avenue NW
Calgary, Alberta

MLS # A2319227



\$749,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,433 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Wall mount in lower level and bedroom., Attached shelving in living room, Shed, Gas top knobs "as is"

**** Join us for an Open house on Saturday, June 13th, 2026 from 12:30 - 2:30 pm **** Nestled on a quiet culdesac just one block from the Bow River, this detached infill in sought after West Hillhurst offers over 2,000 square feet of developed living space and an exceptional inner city lifestyle! Designed with both comfort and functionality in mind, the main floor features a bright front living room with sunny southern exposure and an open to below design that creates a sense of space and character. The central kitchen is well appointed with a raised eating bar, gas cooktop, wall oven, central vacuum toe-kick, and ample workspace, while the dining area is ideal for entertaining and features sliding patio doors leading to the serene, beautifully landscaped backyard. Upstairs, a hallway skylight fills the space with natural light, leading to two generously sized bedrooms with stunning vaulted ceilings, exposed wood beams and oversized windows. The spacious primary retreat offers room for a reading nook or home office, a large closet and a beautifully renovated ensuite. A second full bathroom completes the upper level. The developed basement is welcoming, featuring a large recreation room, guest bedroom, laundry area, guest sink and plenty of storage space. Outside, enjoy a backyard oasis with mature trees and shrubs, a raised deck with pergola, garden shed, and beautifully landscaped grounds. A large front porch provides the perfect spot to relax and enjoy this quiet, tree-lined location. Notable updates include Hot water tank (2018/2019) and Shingles in 2024. Situated in one of Calgary's most desirable inner city communities, West Hillhurst offers easy access to downtown, the Bow River pathway system, transit, schools, playgrounds, off leash dog parks and an abundance of local amenities. This is a rare opportunity to enjoy detached living in an unbeatable location!