

# \$379,000 - 4, 2637 1 Avenue Nw, Calgary

MLS® #A2237953

**\$379,000**

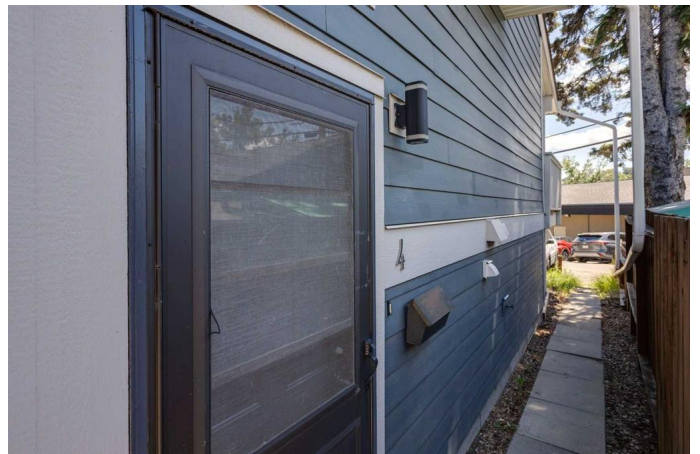
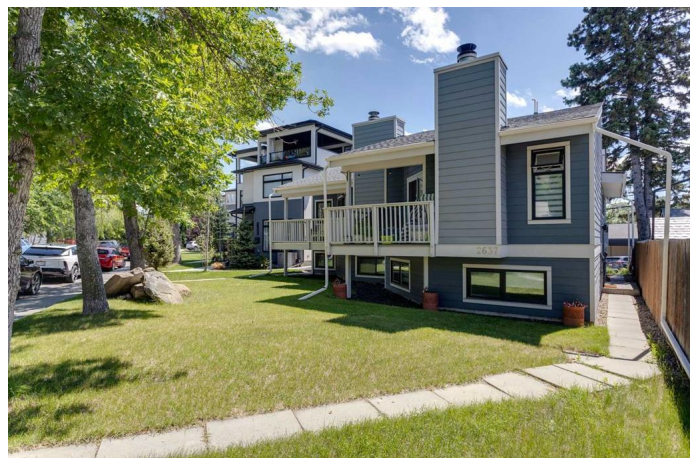
2 Bedroom, 1.00 Bathroom, 522 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Unlock the door to homeownership with this fantastic opportunity to own in one of YYC's most desirable inner-city communities. With just steps to the beautiful Bow River, this 2 bedroom bi-level townhome, offering 1012 sq. ft. of living space, is waiting for you. Recent upgrades to the exterior include Hardy Board siding and shingles (2018) and windows and patio doors (2022). Featuring vaulted ceilings and a functional floor-plan, this property offers an awesome chance to get creative in this cool space. Large patio doors open to a sunny, south-facing balcony that enjoys a river view. The upper level offers an open-concept living space, featuring a wood burning fireplace, kitchen (featuring granite countertops), dining nook, and extra storage. Downstairs you'll find two nicely sized bedrooms, a 4-piece bath, laundry area and utility room. With assigned parking and low condo fees...this perfectly situated, self-managed complex is a smart move. You'll love the neighbourhood, gorgeous river pathways, nearby Edworthy Park, great local eateries, shopping, schools, transit, and easy access to Crowchild Trail and Memorial Drive. Bring your vision and make it your own! AND, INVESTORS and RENOVATORS...here is your opportunity to offer something special!

Built in 1977



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2237953      |
| Price          | \$379,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 522           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4, 2637 1 Avenue Nw |
| Subdivision | West Hillhurst      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2N 0C5             |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Storage, Vaulted Ceiling(s), Vinyl Windows                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Wood Burning                                                                          |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Lot Description   | Back Lane, Views               |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 97              |
| Zoning         | M-C1            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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