

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

MLS® #A2237953

**\$379,000**

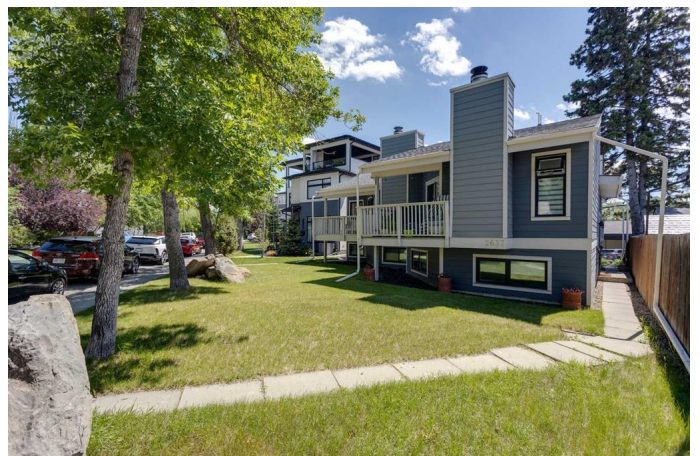
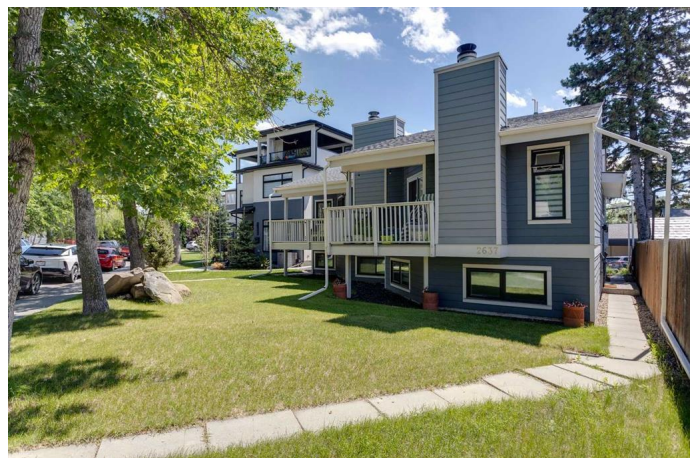
2 Bedroom, 1.00 Bathroom, 522 sqft

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	57
Zoning	M-C1

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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