\$829,999 - 2, 2635 1 Avenue Nw, Calgary

MLS® #A2267343

\$829,999

3 Bedroom, 4.00 Bathroom, 1,645 sqft Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Discover modern luxury in this stunning 3-storey end-unit townhome in the highly sought-after West Hillhurst community. Featuring 3 bedrooms and 3.5 bathrooms, this thoughtfully designed home balances comfort, style, and functionality. Two bedrooms are located on the second floor, each with a full ensuite, while the third bedroom on the top floor offers flexible living – perfect as a den, lounge, or private bedroom with direct access to the covered rooftop terrace overlooking breathtaking Bow River views.

The open-concept main floor boasts a gourmet kitchen with a large island and breakfast bar, seamlessly flowing into a bright great room with a gas fireplace – ideal for entertaining or relaxing in style. Additional features include upper-level laundry, double tandem underground parking, and a private entrance, combining convenience with luxury.

Enjoy unparalleled access to Calgary's best amenities, just minutes from downtown, Kensington shops, the University of Calgary, SAIT, and Foothills Hospital. Steps away, explore Edworthy Park, Bow River pathways, and year-round recreational opportunities for walking, jogging, or cycling.

With modern finishes, premium features, and a covered rooftop terrace perfect for outdoor dining or evening gatherings, this newly built, never-occupied home offers the ultimate blend







of comfort, style, and urban convenience.

Built in 2024

Essential Information

MLS® # A2267343 Price \$829,999

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,645 Acres 0.00 Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 2, 2635 1 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0C5

Amenities

Amenities Snow Removal

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows,

Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator,

ENERGY STAR Qualified Appliances

Heating Fireplace(s), Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement See Remarks

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Subdivided

Roof Asphalt Shingle

Construction Manufactured Floor Joist, Metal Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2025

Days on Market 1

Zoning MC-1

Listing Details

Listing Office Real Broker

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