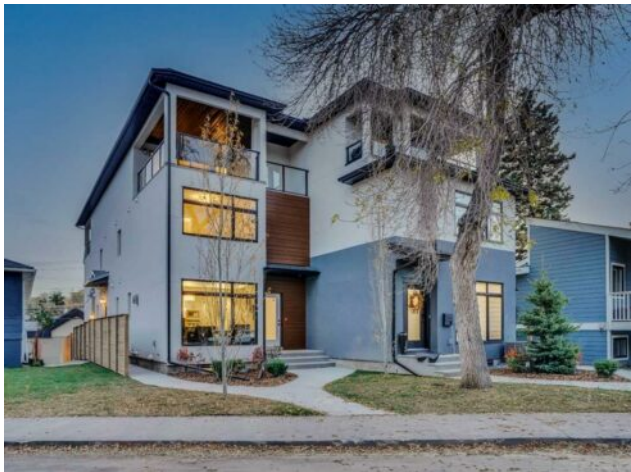


2, 2635 1 Avenue NW  
Calgary, Alberta

MLS # A2192020



\$799,900

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 280
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		

. . . . . This gorgeous 3-storey townhome, with 3 bedrooms all with attached bathrooms, comes with covered rooftop terrace, boasts breath taking river views, unparalleled access to the Bow River pathways, to both downtown and Edworthy Park and some of the best year-round recreational activities. 5 minutes to Foothills Hospital or Kensington shops, 7 minutes to the University of Calgary or downtown core and 10 minutes to SAIT campus. It also has double tandem underground parking. The budget is being prepared and the condo fee is estimated.