

780-228-4266 al@grassrootsrealtygroup.ca

2, 2635 1 Avenue NW Calgary, Alberta

MLS # A2192020



\$799,900

Type: Residential/Four Plex Style: 3 (or more) Storey Size: 1,672 sq.ft. Age: 2024 (1 yrs old) Beds: 3 Baths: 3 full / 1 half Garage: Concrete Driveway, Double Garage Attached Lot Size: -						
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Garage: Concrete Driveway, Double Garage Attached Lot Size: -	Size:	1,672 sq.ft.	Age:	2024 (1 yrs old)		
Lot Size:	Beds:	3	Baths:	3 full / 1 half		
	Garage:	Concrete Driveway, Double Garage Attached				
Lot Feat: City Lot Landscaped Treed Underground Sprinklers Vie	Lot Size:	-				
Edit Cat. Only Lot, Landodapou, 1100a, Ondorground Opinikioro, Vic	Lot Feat:	City Lot, Landscaped, Treed, Underground Sprinklers, Views				

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.