

2001 1 Avenue NW
Calgary, Alberta

MLS # A2159408



\$719,800

Division:	West Hillhurst		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,518 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Lawn, Landscaped, Level, Underground Spr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 679
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s)		

Inclusions: Air Conditioning Unit, Alarm/Security System Components & BuiltInSpeakers with SONOS System

Discover this exceptional townhouse in the lively West Hillhurst neighborhood, featuring 2 side-by-side underground parking spots. Enter through the front door to an open-concept design with high-end finishes, designer lighting, and built-ins across all three levels. Enjoy 9' ceilings and wide plank engineered hardwood floors throughout. The main floor boasts large windows, a Living Room, Dining Space with custom wall unit, and a Kitchen with quartz countertops, an eating ledge, counter-to-ceiling backsplash, open shelving, and top-of-the-line appliances including a Thermador refrigerator, Bosch dishwasher, convection microwave, wall oven, gas cooktop, and range hood. A double-sided, pull-out pantry and undermount sink enhance functionality. Also on this level, you'll find a 2-piece Powder Room, a Closet/Storage Space, and a spacious Office with double doors, 10' ceiling, and built-in desk and shelving. Access to the Lobby, Elevator Room, and Parkade is just around the corner. The 2nd level features a Laundry Room with built-in shelving and hanging bar, a large 2nd Bedroom with massive windows, Walk-Through Closet, and a 4-piece En-Suite with heated floors, full tiling, seamless glass shower, separate soaker tub, built-in cabinetry, and ample quartz counter space. The top floor is a Master Retreat with glass railing, built-in shelving, Storage Closet, Walk-In Closet with shelves and drawers, and a luxurious 5-piece En-Suite with heated floors, full tiling, glass shower, separate soaker tub, and dual sinks. Enjoy the private upper Balcony with views of SAIT and the Rocky Mountains. Additional features include A/C, pot lights, built-in SONOS speakers, and extra storage. Building amenities offer a 4th Floor Patio with views of Canada Olympic Park and the Mountains, with landscaping and snow removal included. Walk to the Bow River, Sunterra Market, shops,

cafes, Foothills Hospital, Kensington, and Downtown Calgary.