

1777 1 Avenue NW
Calgary, Alberta

MLS # A2167945



\$849,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,650 sq.ft.	Age:	1987 (37 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Hot Tub "as-is"

Designed to exceed expectation, this beautifully crafted Inner-City infill offers an exquisitely curated home in the heart of Hillhurst. Boasting a plethora of incredible features that are sure to impress (including a new Roof in 2024), this remarkable gem offers over 2300 Sqft. of fully developed living space and a Double Detached Garage. The main floor features Hardwood Flooring throughout, a marvelous formal dining area, and a bright, crisp gourmet kitchen. This chef inspired kitchen is highlighted by black speckled stone counters, a breakfast nook with Bay Windows, and an ample amount of built-in storage space. The spacious master retreat features a 5-piece ensuite, and a private balcony. Also on the upper floor is a sizeable second bedroom, and a 4-piece bathroom highlighted by a gorgeous Claw Bathtub. The lower level is where you will find plenty of additional space and is comprised of a family/recreation room, another 4-piece bathroom, a massive storage room with the potential to be converted to a bedroom or any other versatile space that suits your needs, the laundry room, and the utility room. The backyard is a garden oasis featuring a towering central tree and professional landscaping. This wonderful home is within walking distance to Made by Marcus, Dairy Lane Cafe, Queen Elizabeth School, parks, playgrounds, fields, and all of the other supreme amenities Kensington has to offer!