

\$379,000 - 4, 2637 1 Avenue Nw, Calgary

MLS® #A2237953

\$379,000

2 Bedroom, 1.00 Bathroom, 522 sqft

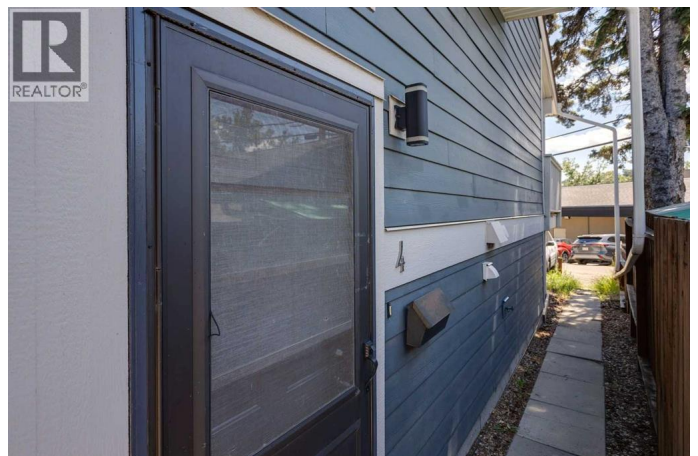
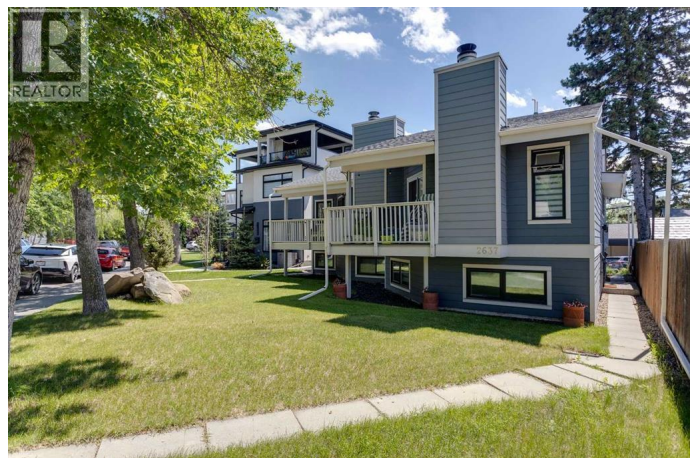
Single Family on 0.00 Acres

West Hillhurst, Calgary, Alberta

Unlock the door to homeownership with this fantastic opportunity to own in one of YYC's most desirable inner-city communities. With just steps to the beautiful Bow River, this 2 bedroom bi-level townhome, offering 1012 sq. ft. of living space, is waiting for you. Recent upgrades to the exterior include Hardy Board siding and shingles (2018) and windows and patio doors (2022). Featuring vaulted ceilings and a functional floor-plan, this property offers an awesome chance to get creative in this cool space. Large patio doors open to a sunny, south-facing balcony that enjoys a river view. The upper level offers an open-concept living space, featuring a wood burning fireplace, kitchen (featuring granite countertops), dining nook, and extra storage. Downstairs you'll find two nicely sized bedrooms, a 4-piece bath, laundry area and utility room. With assigned parking and low condo fees...this perfectly situated, self-managed complex is a smart move. You'll love the neighbourhood, gorgeous river pathways, nearby Edworthy Park, great local eateries, shopping, schools, transit, and easy access to Crowchild Trail and Memorial Drive. Bring your vision and make it your own! AND, INVESTORS and RENOVATORS...here is your opportunity to offer something special! (id:6289)

Built in 1977

Essential Information



Listing #	A2237953
Price	\$379,000
Bedrooms	2
Bathrooms	1.00
Square Footage	522
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bi-level

Community Information

Address	4, 2637 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N0C5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window
Parking Spaces	1
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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Listing information last updated on October 13th, 2025 at 8:16am PDT