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

MLS® #A2237953

\$379,000

2 Bedroom, 1.00 Bathroom, 522 sqft Residential 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'II 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'II 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!







Essential Information

MLS® # A2237953 Price \$379,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 522
Acres 0.00
Year Built 1977

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level Status Active

Community Information

Address 4, 2637 1 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0C5

Amenities

Amenities None

Parking Spaces 1

Parking Stall

Interior

Interior Features Granite Counters, Vinyl Windows, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Stove,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony

Lot Description Back Lane, Views

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025

Days on Market 109

Zoning M-C1

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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