



# 2635 1 Avenue Calgary Alberta

\$799,000

... This gorgeous 3-storey townhome with 3 bedrooms all with attached bathrooms, comes with covered roof top 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 U of C or downtown core and 10 minutes to the SAIT campus. It has double tandem underground parking. The budget is being prepared and the condo fee is estimated. Please note that this is a home under construction, room dimensions listed are based on architectural drawings. The interior renderings used are from a different project with similar floor plans & specifications. The renderings used are artist's concept. The property is at drywall stage, hurry up to choose your own colors, possession to be in August. (id:6769)

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|-----------------------------------|------------------------------|
| Primary Bedroom 12.08 M x 14.83 M | 4pc Bathroom .00 M x .00 M   |
| Bedroom 14.25 M x 9.83 M          | Kitchen 14.00 M x 8.17 M     |
| 4pc Bathroom 7.67 M x 4.92 M      | Great room 12.75 M x 14.08 M |
| 5pc Bathroom 9.00 M x 5.00 M      | Dining room 9.42 M x 14.00 M |
| Bedroom 17.33 M x 12.08 M         | 2pc Bathroom 4.00 M x 6.50 M |

Listing Presented By:



Originally Listed by:  
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See

**Mirror**

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