



## 2633 1 Avenue Calgary Alberta

\$849,900

... This gorgeous 3-storey townhome with 3 bedroom and 3 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. (id:6769)

Primary Bedroom 10.25 Ft x 10.92 Ft

Bedroom 11.83 Ft x 10.67 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

5pc Bathroom 7.25 Ft x 8.25 Ft

Laundry room 8.25 Ft x 2.58 Ft

Other 6.50 Ft x 4.75 Ft

Other 14.50 Ft x 12.25 Ft

4pc Bathroom 8.58 Ft x 5.00 Ft

Bedroom 10.33 Ft x 9.83 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Recreational, Games room 13.17 Ft x 10.58 Ft

Other 3.83 Ft x 3.17 Ft

Storage 12.75 Ft x 3.17 Ft

Kitchen 12.75 Ft x 8.08 Ft

Great room 13.67 Ft x 13.00 Ft

Dining room 13.50 Ft x 9.33 Ft

2pc Bathroom 4.00 Ft x 3.08 Ft

Foyer 5.25 Ft x 4.00 Ft

Pantry 4.00 Ft x 2.83 Ft

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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