



## 2635 1 Avenue Calgary Alberta

\$782,300

Now pre-selling this to-be-built unit. Construction to start in 2023. This gorgeous 3-storey townhouse boasts 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 to-be-built home and the room dimensions are from the architectural drawings. The interior pictures used are from a different unit with similar specifications. (id:6769)

Primary Bedroom 3.66 M x 4.62 M

Bedroom 4.24 M x 3.25 M

4pc Bathroom 2.34 M x 1.50 M

5pc Bathroom 2.74 M x 1.52 M

Loft 5.31 M x 3.98 M

Other 2.44 M x 1.52 M

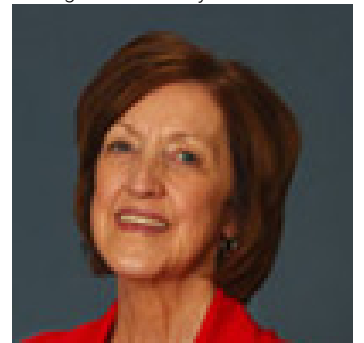
Other 5.36 M x 10.54 M

Kitchen 2.74 M x 2.57 M

Living room 3.81 M x 4.57 M

Dining room 2.80 M x 4.32 M

Listing Presented By:



Originally Listed by:  
DIAMOND REALTY & ASSOCIATES  
LTD.

<http://www.naheedkazmi.com>



CIR

REALTY

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca