



# 2637 1 Avenue Calgary Alberta

\$439,900

WELCOME to this UPGRADED Bi-Level Townhouse which has 1020.54 Sq Ft of Developed Living Space with 2 Bedrooms, 1 (4pc) Bathroom, a 14'11 X 9'7" Deck, an Assigned Parking Stall (Street Parking too), + LOW CONDO Fees in the SOUGHT-AFTER Community of WEST HILLHURST!!! We start with Curb Appeal with mature trees, grass, + boulder rocks as you walk up to the front door. Entering the Foyer, are the Vaulted Ceilings, + Cork flooring. Walking up a few stairs is the STORAGE closet for CONVENIENT access incl/Shelving. The OPEN-CONCEPT Floor Plan has a SPACIOUS Living Room for ENTERTAINING guests. The Wood-Burning Fireplace gives a COZY feel to the room whether you cuddle up on the couch on a chilly night, play games w/LOVED ONES, or have Movie Nights. There is plenty of NATURAL LIGHT from the New Windows, Patio Door, + Skylight. The Kitchen is the 'Heart of the Home' with 2-toned Cabinetry (so much STORAGE), Undercabinet Kitchen Lighting, QUARTZ Countertops, a Tiled Backsplash, Appliances, + a Tiled Floor for easy clean-up. The Dining area fits a table to gather around for meals with FAMILY, + FRIENDS as you share LAUGHTER, + make MEMORIES. A New Patio door leads to the Deck facing the tree-lined street, making it EASY to sit outside having your morning coffee, gaze out at a starry night, or have a BBQ. Heading down to the Carpeted Full Basement is the Laundry Room with a stacked Washer/Dryer combo, + room to store items. The Utility Room has a newer HE Furnace (2020), + H2O Tank (2020). The second GOOD-SIZED Bedroom can also be a HOME office + features a corner closet. The 4 pc Bathroom with White Cabinetry, + a Soaker Tub to unwind after a long day in a RELAXING bath. A large linen closet provides additional STORAGE. There is a HUGE Primary Bedroom for a RESTFUL sleep, with a well-organized closet space. The basement is BRIGHT with LARGE Windows. Some MAJOR Upgrades to the...

Primary Bedroom 14.50 Ft x 9.50 Ft  
 Bedroom 9.92 Ft x 9.25 Ft  
 Laundry room 8.17 Ft x 2.58 Ft  
 4pc Bathroom 8.25 Ft x 5.00 Ft  
 Furnace 5.42 Ft x 4.42 Ft

Living room 20.33 Ft x 16.67 Ft  
 Eat in kitchen 13.50 Ft x 8.92 Ft  
 Pantry 11.00 Ft x 3.00 Ft  
 Foyer 6.33 Ft x 4.00 Ft

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