



## 2015 2 Avenue Calgary Alberta

\$449,900

Welcome to The Evergreens, a hidden gem nestled in the highly sought-after inner-city neighborhood of West Hillhurst. Just steps away from trendy shops, restaurants, and scenic river pathways, this 2-bedroom, 1.5-bath split-level townhome offers the perfect blend of comfort and functionality. Recent upgrades include new triple-pane windows throughout and a stylish new front entry door. The updated kitchen features stainless steel appliances, including a brand-new fridge (2021), upgraded countertops and backsplash, and custom-built cabinetry with ample storage. Start your day with a coffee at the island, which seamlessly connects the kitchen to the spacious dining area. The expansive living room opens to a large balcony (with newer patio doors) that overlooks the beautifully landscaped inner courtyard. The lower level boasts two generously-sized bedrooms, a four-piece bathroom, and a convenient laundry area with a new stacking washer/dryer (2021). A massive storage room and a main floor powder room add to the thoughtful design of this home. Located in a well-managed, 11-unit complex with a healthy reserve fund and a strong sense of community, The Evergreens is the perfect place to call home in vibrant West Hillhurst. (id:6769)

Primary Bedroom 10.50 Ft x 10.33 Ft

Bedroom 10.92 Ft x 8.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 5.42 Ft x 5.08 Ft

Furnace 5.42 Ft x 5.00 Ft

Living room 18.67 Ft x 10.67 Ft

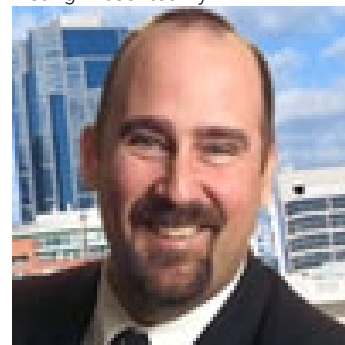
Kitchen 9.17 Ft x 8.50 Ft

Dining room 9.75 Ft x 8.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Storage 9.08 Ft x 6.17 Ft

Listing Presented By:



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