



# 2138 1 Avenue Calgary Alberta

\$775,000

Welcome to the Heart of West Hillhurst! Discover the perfect blend of urban convenience and cozy living in this charming 3-bedroom, 2.5-bath duplex. Situated within walking distance to trendy Kensington, the serene Bow River, and the lively Briar Hill off-leash park, this home offers an ideal location for both relaxation and adventure. Key Features: Prime Location: Nestled in the vibrant community of West Hillhurst, this property is a stone's throw away from the bustling shops and eateries of Kensington, picturesque riverside paths, and lush green spaces. Spacious Layout: The main floor boasts soaring 10-foot ceilings and gleaming hardwood floors, creating an open and airy ambiance. Abundant natural light pours in through large windows, illuminating the living space beautifully. Also features an unfinished basement ready for your design. Cozy Evenings: Curl up by the gas fireplace on chilly winter nights, adding a touch of warmth and comfort to your living room. Outdoor Living: Enjoy your morning coffee or unwind in the evening on the south-facing balcony accessible from the primary bedroom, offering a peaceful retreat with plenty of sunshine. Modern Convenience: The upstairs laundry room is conveniently located near the three bedrooms, including a 4-piece bathroom for the two additional bedrooms. Recent Upgrades: Rest easy knowing that this home features a brand-new roof installed last summer, extending its durability and enhancing curb appeal. The detached double garage also boasts a new roof, providing secure and weather-resistant parking. Family-Friendly: This home is in close proximity to excellent schools, including Queen Elizabeth School and Madeleine D'Houet School. The West Hillhurst Community Centre is also nearby, offering various recreational activities and community events. Community Highlights: West Hillhurst is a thriving neighborhood known for its friendly at...

Primary Bedroom 12.42 Ft x 14.00 Ft  
 4pc Bathroom 11.17 Ft x 9.17 Ft  
 Other 9.25 Ft x 5.50 Ft  
 4pc Bathroom 9.08 Ft x 5.33 Ft  
 Bedroom 15.25 Ft x 10.25 Ft  
 Bedroom 15.00 Ft x 9.17 Ft

2pc Bathroom 5.75 Ft x 4.83 Ft  
 Breakfast 10.33 Ft x 11.08 Ft  
 Dining room 13.67 Ft x 10.67 Ft  
 Kitchen 9.50 Ft x 13.00 Ft  
 Living room 14.25 Ft x 16.50 Ft  
 Foyer 8.00 Ft x 8.33 Ft

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Listing Presented By:



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Laundry room 5.83 Ft x 6.67 Ft