



# 2218 1 Avenue Calgary Alberta

\$875,000

Welcome to this beautifully refreshed semi-detached home in the highly sought-after community of West Hillhurst—where tree-lined streets, walkable amenities, and easy access to the river create one of the city's most desirable lifestyles. Freshly updated with brand-new paint and plush new carpeting, this home feels bright, clean, and move-in ready from the moment you step inside. The main floor is designed to maximize light and comfort, with huge windows surrounding the living room, foyer, and dining room, flooding the space with natural sunlight throughout the day. The open layout flows effortlessly for both everyday living and entertaining. The kitchen features sleek granite countertops, offering both style and durability for cooking and gathering. Whether you're hosting friends or enjoying a quiet morning coffee, the space blends functionality with modern finishes. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including the primary ensuite. The primary retreat offers a large walk-in closet and a private balcony, perfect for fresh morning air or evening relaxation. Once again, massive windows bring in abundant natural light, creating a calm and airy atmosphere throughout the upper level. A well-sized laundry room with a sink adds everyday convenience right where you need it most. The fully developed basement expands the home's versatility with two additional bedrooms, a spacious rec room, a dedicated office area, a den, and a 4-piece bathroom—ideal for guests, growing families, or flexible work-from-home setups. Location is where this home truly shines. Situated just minutes from the vibrant shops and dining of Kensington and steps from everyday conveniences, you're within easy walking distance to grocery stores, cozy cafes, restaurants, and transit. Outdoor lovers will appreciate the nearby scenic cycling and walking paths along...

4pc Bathroom 9.08 Ft x 5.92 Ft

Bedroom 9.00 Ft x 11.83 Ft

Bedroom 8.92 Ft x 11.83 Ft

Den 8.83 Ft x 10.58 Ft

Office 10.50 Ft x 9.25 Ft

Recreational, Games room 14.25 Ft x 16.50 Ft

Kitchen 14.67 Ft x 18.58 Ft

Living room 15.33 Ft x 13.50 Ft

Other 4.58 Ft x 13.50 Ft

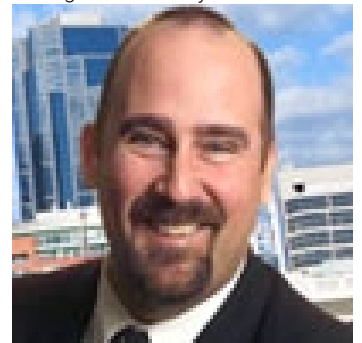
4pc Bathroom 9.83 Ft x 4.92 Ft

5pc Bathroom 6.00 Ft x 16.67 Ft

Primary Bedroom 12.42 Ft x 19.17 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Furnace 7.42 Ft x 15.08 Ft

2pc Bathroom 5.33 Ft x 5.92 Ft

Dining room 17.50 Ft x 12.33 Ft

Foyer 9.50 Ft x 3.58 Ft

Other 9.83 Ft x 5.92 Ft

Bedroom 9.33 Ft x 13.25 Ft

Bedroom 9.33 Ft x 13.25 Ft