



2421 2 Avenue Calgary Alberta

\$769,900

Looking to enter West Hillhurst, but don't want to sacrifice space or quality? Welcome to #1, 2421 2 Avenue NW: a beautiful FRONT-FACING 3-storey townhouse in sought-after West Hillhurst offering over 2,500 sqft of total living space, including a fully developed basement. The home sits at the front of the complex with a welcoming front deck and aggregate concrete exterior, and includes one stall in the detached garage off the back lane along with a visitor parking pad. The main floor features 9-foot ceilings, an extra-wide front door, hardwood flooring, and an open-concept living room, dining area, and kitchen, plus a convenient half bathroom with quartz countertops and tile floors. The kitchen includes stainless steel appliances, an in-wall oven, an induction stovetop with range hood, quartz countertops, pantry storage, a bar fridge, and a microwave replaced in 2023. Soundproofing between units is excellent, and solid doors are installed throughout the home. On the second floor, you will find 2 carpeted bedrooms, laundry, and a full bathroom with quartz countertops, tile floors, and a tiled tub/shower combination. The primary bedroom also includes a large private ensuite with dual sinks, quartz countertops, a tiled shower, and a large soaker tub. The incredible top floor is a bright and versatile space with vaulted ceilings, skylights, a ceiling fan, and a Juliet balcony, making it ideal for a bedroom, office, workout space, playroom, or media room. The developed basement offers new carpet, a large rec room with wet bar, a spacious bedroom, and a full bathroom with quartz countertops, tile floors, and a tiled tub/shower combination, along with the boiler system. Carpet throughout the top two floors and basement was replaced in 2022, and shingles were replaced in 2023. Maintenance fees are a low \$418 per month and include reserve fund contributions, snow removal, an...

4pc Bathroom 5.42 Ft x 11.25 Ft
 5pc Bathroom 8.67 Ft x 8.33 Ft
 Bedroom 11.67 Ft x 12.17 Ft
 Primary Bedroom 10.75 Ft x 17.17 Ft
 Other 17.83 Ft x 34.58 Ft
 4pc Bathroom 8.75 Ft x 5.42 Ft

Recreational, Games room 13.92 Ft x 20.17 Ft
 Furnace 5.42 Ft x 8.25 Ft
 Furnace 5.42 Ft x 9.33 Ft
 2pc Bathroom 5.33 Ft x 5.08 Ft
 Dining room 13.75 Ft x 12.00 Ft
 Kitchen 17.75 Ft x 9.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Bedroom 8.58 Ft x 11.92 Ft

Living room 15.50 Ft x 12.83 Ft