

2624 1 Avenue Calgary Alberta

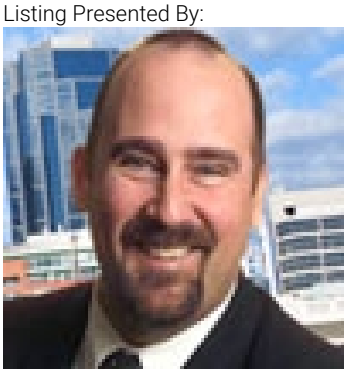
$825,000

NEW LUXURY TOWNHOMES WITH FULLY LEGAL BASEMENT SUITES | PRIVATE DETACHED GARAGE | EV CHARGING ROUGH-IN & SOLAR-READY | THREE-STOREY OPEN-CONCEPT DESIGN | SELECT FINISHES STILL CUSTOMIZABLE | WEST HILLHURST, MINUTES TO DOWNTOWN, KENSINGTON & FOOTHILLS HOSPITAL. A legal suite is the difference between a mortgage and a mortgage helper, and every one of these four brand-new West Hillhurst townhomes includes one. Buy to live upstairs and rent the suite, house extended family, or hold the whole property as an income asset in one of Calgary's strongest inner-city rental markets. Each three-storey home features a bright open-concept plan with large windows, spacious living areas, a designer kitchen with quartz counters, dedicated dining space, upper-floor laundry, multiple bedrooms and a stunning primary retreat. The fully legal basement suite has its own separate entrance. Each property includes a private detached garage, EV charging rough-ins and solar-ready construction. Buyers still have a limited opportunity to personalize select interior finishes before completion. Unlike many inner-city townhouse developments that go quickly to investors, this is a real chance for end users, professionals and families to secure a luxury new build in West Hillhurst at a more attainable price than nearby competing developments. The location is exceptional: minutes to downtown, Kensington, the Bow River pathways, Foothills Hospital, the University of Calgary, SAIT, parks, restaurants, coffee shops, shopping and top-rated schools. Luxury townhomes with legal suites, detached garages and modern three-storey layouts in West Hillhurst are increasingly difficult to find. Watch the full video tour, then ask for floor plans and specifications. (id:6769)

Primary Bedroom 11.17 Ft x 14.92 Ft
5pc Bathroom 8.17 Ft x 8.92 Ft
Kitchen 13.67 Ft x 4.67 Ft
Living room/Dining room 12.67 Ft x 13.25 Ft
Furnace 13.08 Ft x 7.75 Ft
4pc Bathroom 5.00 Ft x 11.83 Ft
Other 9.50 Ft x 8.00 Ft

Foyer 6.33 Ft x 6.58 Ft
Storage 3.00 Ft x 8.50 Ft
2pc Bathroom 3.00 Ft x 8.17 Ft
Laundry room 3.58 Ft x 4.50 Ft
Bedroom 10.67 Ft x 10.75 Ft
Bedroom 8.67 Ft x 10.42 Ft
4pc Bathroom 8.67 Ft x 5.00 Ft

Listing Presented By:



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Living room 13.33 Ft x 10.00 Ft