

# \$829,999 - 2, 2635 1 Avenue Nw, Calgary

MLS® #A2267343

**\$829,999**

3 Bedroom, 4.00 Bathroom, 1,645 sqft  
Residential on 0.00 Acres

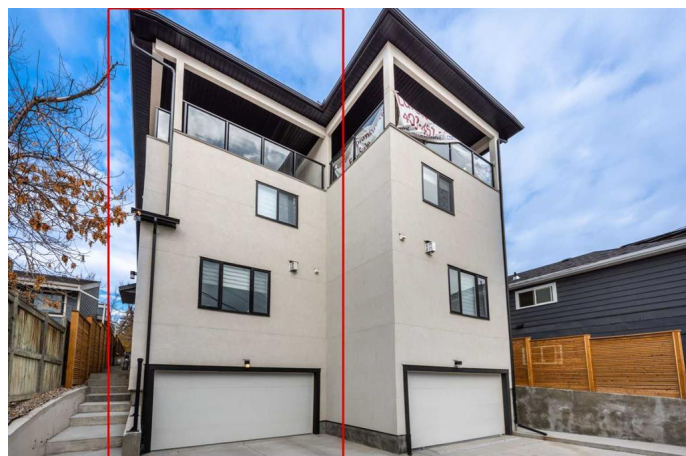
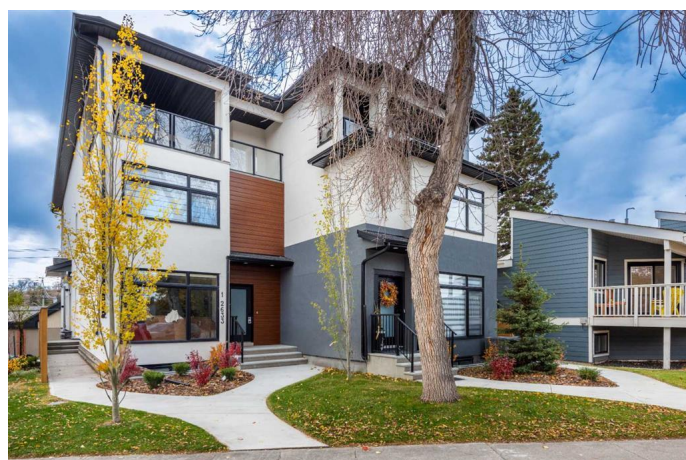
West Hillhurst, Calgary, Alberta

Discover modern luxury in this stunning 3-storey end-unit townhome in the highly sought-after West Hillhurst community. Featuring 3 bedrooms and 3.5 bathrooms, this thoughtfully designed home balances comfort, style, and functionality. Two bedrooms are located on the second floor, each with a full ensuite, while the third bedroom on the top floor offers flexible living — perfect as a den, lounge, or private bedroom with direct access to the covered rooftop terrace overlooking breathtaking Bow River views.

The open-concept main floor boasts a gourmet kitchen with a large island and breakfast bar, seamlessly flowing into a bright great room with a gas fireplace — ideal for entertaining or relaxing in style. Additional features include upper-level laundry, double tandem underground parking, and a private entrance, combining convenience with luxury.

Enjoy unparalleled access to Calgary's™ best amenities, just minutes from downtown, Kensington shops, the University of Calgary, SAIT, and Foothills Hospital. Steps away, explore Edworthy Park, Bow River pathways, and year-round recreational opportunities for walking, jogging, or cycling.

With modern finishes, premium features, and a covered rooftop terrace perfect for outdoor dining or evening gatherings, this newly built, never-occupied home offers the ultimate blend



of comfort, style, and urban convenience.

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267343      |
| Price          | \$829,999     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,645         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2, 2635 1 Avenue Nw |
| Subdivision | West Hillhurst      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2N 0C5             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal           |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Microwave, Refrigerator                                                    |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Fireplace(s), Forced Air |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | See Remarks              |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                      |
| Lot Description   | Subdivided                                                 |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco, Wood Frame, Manufactured Floor Joist, Metal Siding |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 9                  |
| Zoning         | MC-1               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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