

# \$824,900 - 1, 2413 2 Avenue Nw, Calgary

MLS® #A2227275

**\$824,900**

3 Bedroom, 3.00 Bathroom, 1,462 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Welcome to the Brownstones of West Hillhurst. This immaculate unit is 20 amp plugin's in the kitchen

Built in 2006

## Essential Information

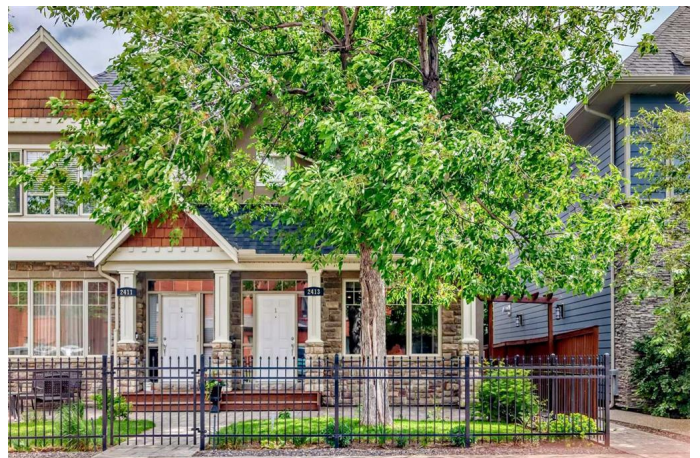
MLS® #	A2227275
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,462
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1, 2413 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0H5

## Amenities

Amenities	Trash, Visitor Parking, Snow Removal
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Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Off Street, Single Garage Detached, Guest, On Street, Permit Required
# of Garages	1

## Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Crown Molding, Dry Bar
Appliances	Bar Fridge, Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	10
Zoning	M-C1

## Listing Details

Listing Office	Alberta First Realty
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