

\$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

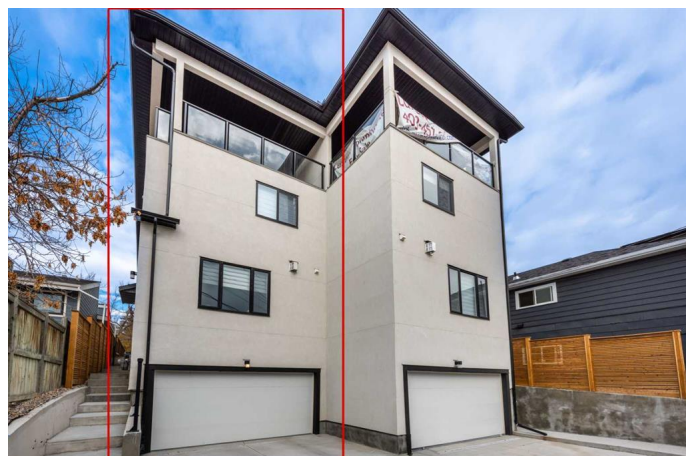
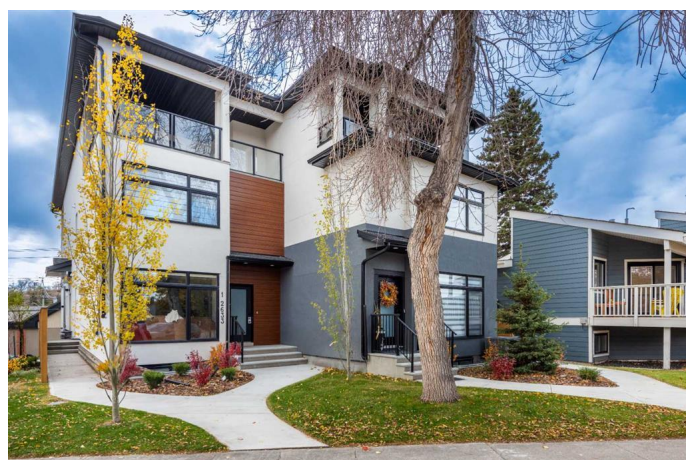
West Hillhurst, Calgary, Alberta

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	12
Zoning	MC-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.