# \$299,900 - 206, 2611 1 Avenue Nw, Calgary

MLS® #A2226454

### \$299,900

2 Bedroom, 1.00 Bathroom, 760 sqft Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Explore this exceptionally well-located, sunny, south-facing two-bedroom condo in Riverview Estates - which stands out as one of the few concrete, elevatored buildings in Calgary's inner-city Northwest. Enjoy the ultimate in convenience, mere minutes to downtown, Foothills & Children's Hospitals, and the University of Calgary. You'll love having the Bow River, along with its extensive bike and walking pathways, practically on your doorstep. The unit boasts a smart, efficient layout that's ready for your personal touch. The primary bedroom offers a generous closet, and you'll appreciate the in-suite storage (extra building storage can also be rented) for all your belongings, along with in-suite laundry. This prime unit includes underground heated parking, with an additional outdoor stall available for rent if needed. The building is undergoing exciting upgrades this summer with a brand-new elevator installation, complementing the recently upgraded fire panel â€" all well within the the means of the reserve fund. With Sunterra Market just around the corner and other businesses nearby, easy access to everything in this wonderful home is all yours.







Built in 1981

#### **Essential Information**

MLS® # A2226454 Price \$299,900 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 760

Acres 0.00

Year Built 1981

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 206, 2611 1 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0C5

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Garbage Chute, Parking, Snow Removal,

Trash

Parking Spaces 1

Parking Parkade, Stall, Underground

#### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Storage

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Baseboard, Hot Water

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony, Storage

Roof Asphalt Shingle, Flat, Rolled/Hot Mop

Construction Brick, Concrete, Stucco

#### **Additional Information**

Date Listed June 7th, 2025

Days on Market 33

Zoning M-C1

# **Listing Details**

Listing Office Houston Realty.ca

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