

**8, 2019 2 Avenue NW
Calgary, Alberta****MLS # A2219588****\$410,000**

Division:	West Hillhurst		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	567 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

CORNER 3 BED/1.5 BATH TOWNHOUSE IN SOUGHT-AFTER WEST HILLHURST – WITH 1092 TOTAL SQ.FT. and LOW CONDO FEES. Located in a highly desirable inner-city community, this charming bi-level townhouse offers an unbeatable lifestyle just steps from 19th Street's trendy cafés, shops, and Queen Elizabeth school (–12). You're also minutes to Kensington, downtown, SAIT, and Foothills hospital, with easy access to the Bow River pathway for walking and biking.*** This PET & SHORT-TERM RENTAL FRIENDLY complex (with board approval) is self-managed with a HEALTHY RESERVE FUND and a well-planned maintenance schedule. Updated with new front door and windows throughout, exterior painting is next on the list.*** Entering the home you are greeted with a vaulted entry area with feature wall. On the main floor you'll find a spacious living room with built in storage, and patio doors leading to a sunny south-facing balcony. The kitchen, featuring shaker-style cabinets, quartz countertops, and pantry cupboard, overlooks a beautiful blossoming tree. There's a flexible dining area that could be used as a den/office, a convenient half bathroom, and a additional storage closet, and front entry closet. On the lower level there are three versatile bedrooms, a full family bathroom, laundry/utility closet, linen closet and understairs storage. You'll appreciate the included assigned parking stall making city living even easier, plus plenty of street parking. And handy bike storage too.*** The community of West Hillhurst is known for its vibrant community centre featuring an outdoor pool, hockey rink, tennis courts, and playground – ideal for active living all year round. Whether you're looking to invest or to get into one of Calgary's best inner-city neighbourhoods at an affordable price,

this is an amazing opportunity. Contact me to schedule your showing and see why this could be a smart move for you!