

**2, 2123 4 Avenue NW
Calgary, Alberta****MLS # A2221615****\$479,900**

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|------------------|------------------------------------|---------------|-------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Attached-Front/Back, Bi-Level | | |
| Size: | 1,240 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, Level | | |

Heating: Forced Air, Natural Gas**Floors:** Carpet, Ceramic Tile, Hardwood**Roof:** Metal**Basement:** Finished, Full**Exterior:** Brick, Stucco, Wood Frame**Foundation:** Poured Concrete**Features:** See Remarks**Water:** -**Sewer:** -**Condo Fee:** \$ 310**LLD:** -**Zoning:** M-C1**Utilities:** -**Inclusions:** n/a

This is an OVER 1200 sq ft condo with 3 bedrooms and 1.5 bathrooms in a prime location in the heart of West Hillhurst. Rarely can you find such a spacious Kensington Condo at this price point. This unique design offers a spacious main floor with an updated kitchen, an open living room, and dining area with sunny south exposure. A raised bi-level style positions lower level bedrooms well above grade, with large windows in this three-bedroom condo. Plus, this rear unit enjoys a large backyard and a single detached (titled) garage! The functional kitchen provides rich maple cabinetry, stainless steel appliances, and contemporary fixtures that make cooking a joy PLUS there is a versatile main floor den or home office – perfect for today's lifestyle. There is also a sunny balcony off the dining area, ideal for morning coffee or evening relaxation. The ground-level patio deck is just right for entertaining. This prime West Hillhurst location provides unbeatable access to downtown Calgary, parks, playgrounds, and the buzzing Kensington scene. Don't miss this opportunity to make this exceptional property your own inner-city haven. Reach out today to schedule your viewing!