

**311, 2611 1 Avenue NW  
Calgary, Alberta**

**MLS # A2225702**



**\$324,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat, Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 605
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Storage Shelving in Primary Closet

Exceptionally well located West Hillhurst top floor, corner, two bedroom unit in a low rise, \*concrete\* building. Minutes to downtown, Foothills & Children's Hospital plus the U of C with easy access and a stone's throw to the Bow River and bike and walking pathways. Balcony faces quiet north side of the building. Such a spacious unit (almost 1,000!) with an open concept just awaiting a reimagination! The primary bedroom has a generous closet plus the unit also has in-suite storage - you'll have room for everything, and in-suite laundry add to the perks of this great location. Unit comes with an underground heated parking (another outside stall can be rented if required). Riverview Estates is one of only a few concrete, elevated buildings in Calgary's inner city Northwest. The building is installing a brand new elevator over the summer starting in the coming weeks, in addition the fire panel was just upgraded - all well within reserve fund means. Sunterra Market right around the corner and the convenience of the other businesses close by with easy access to everywhere else!