

**1, 2015 2 Avenue NW
Calgary, Alberta**

MLS # A2236236



\$379,900

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/Five Plus | | |
| Style: | Bi-Level | | |
| Size: | 552 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, City Lot, Street Lighting | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 351 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: N/A

Welcome to #1, 2015 2 Avenue NW – A fantastic opportunity in sought-after West Hillhurst! This bi-level townhome offers 2 bedrooms, 1.5 baths, and over 1,030 sq ft of total living space. The property is clean and well-maintained, but largely original—perfect for buyers looking to personalize and update over time. The main floor features a bright living room with direct access to a private south-facing balcony, a spacious dining area, and a functional galley kitchen with breakfast nook. Downstairs, you’ll find two well-sized bedrooms, a full 4-piece bath, and laundry with a stacked washer/dryer. Enjoy low condo fees of just \$350/month in this self-managed 4-unit complex, making it a very affordable inner-city option. The location is unbeatable—just steps from the shops, cafés, restaurants, and services along vibrant 19 Street NW, and close to schools, parks, transit, and the Bow River pathway system. This is a great opportunity for first-time buyers, renovators, or investors wanting to get into one of Calgary’s most desirable neighborhoods at a competitive price.