

# \$889,900 - 2007 1 Avenue Nw, Calgary

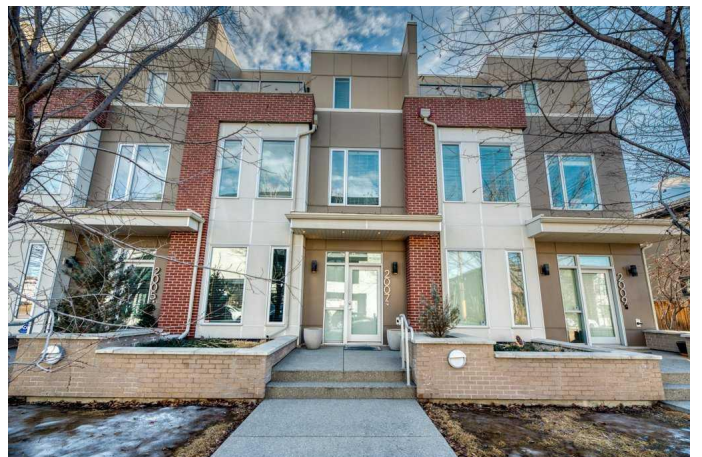
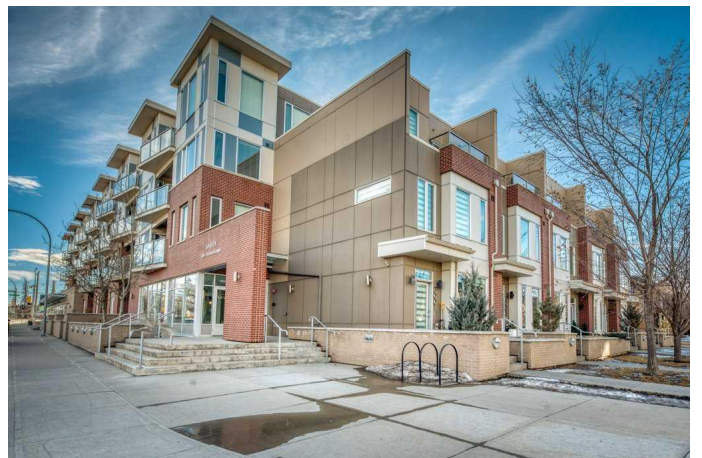
MLS® #A2198087

**\$889,900**

3 Bedroom, 3.00 Bathroom, 2,270 sqft  
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

3 STOREY TOWNHOME / 2,270 SQFT  
ABOVE GRADE / 3 BEDS + 2.5 BATHS +  
FLEX/BONUS ROOM / 2 UPPER DECKS +  
SOUTH FACING PATIO / 2 TITLED,  
UNDERGROUND PARKING STALLS /  
ADDITIONAL PRIVATE STORAGE ROOM /  
AND MORE / Welcome to 2007 1 Avenue  
NW - A sophisticated Townhome in the heart  
of West Hillhurst with Private Entrance, Private  
Patio & 2 Upper Decks. Thoughtfully designed  
& meticulously kept, this turn key property is  
one to see. A bright & spacious floor plan  
offers 2,270 square feet above grade, 9â€™<sup>TM</sup>  
ceilings, hardwood floors throughout, premium  
finishings and custom features. This home is  
crafted for comfort, style & convenience! Step  
inside the Front Foyer to the stunning Dining  
Room with open ceiling to above, creating a  
perfect setting for large or small gatherings.  
The Kitchen features sleek European-style  
cabinetry, open shelving with undermount  
lighting, gas cooktop & built-in Thermador &  
Bosch appliances. Take notice of the built-in  
Bar Fridge located in the Centre Island,  
custom Pantry (there are 2!) & built-in Desk  
with Storage. The inviting Living Room is  
warmed by a double-sided Gas Fireplace and  
opens onto a private South facing Patio,  
seamlessly blending indoor & outdoor living. A  
Powder Room, and direct access Downstairs  
& into the Parkade completes this level. Head  
up to the Second Level to find Bedrooms #2 &  
#3; both bright & spacious, one with Walk-In  
Closet. The Main Bath offers heated floors, a



soaking tub, separate shower and toilet room; perfect for children or guests. The Utility Room, separate Laundry/Storage Space and a Flex/Bonus Room with a second built-in Desk (open to below with glass railing) completes this level. The Third Level offers a South facing Upper Deck perfect for soaking in the sun on those warm sunny days, or star gazing at night. This level is dedicated to the Primary Retreat offering incredible space, a large Walk-In Closet with custom shelving, spa-like 5 Piece En-Suite with dual sinks, soaking tub, separate shower, toilet room and heated floors, along with a third outdoor space - an Upper Deck facing North. 2 Titled, Underground Parking Stalls and a Private Storage Room are included. Equipped with A/C too. Ideally located just blocks from Restaurants & Cafés™s, Ice Cream, Boutique Shops & Medical Offices, the Bow River Pathways, the lively Kensington District, Top-Rated Schools, Public Transit, with a short commute into Downtown Calgary. This exceptional home truly offers the perfect balance of luxury and convenience, allowing an Owner to lock up, take those adventures near or far away, and not worry about yard or exterior maintenance. Condo Fee also includes Water. For large outdoor gatherings, head up to The Savoy's™s Roof Top Deck on the 4th Floor, with views towards Canada Olympic Park. A must see property with incredible value! Book a viewing today.

Built in 2015

### **Essential Information**

MLS® #	A2198087
Price	\$889,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,270
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	2007 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0B4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings, Bar Fridge, Built-In Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Double Sided
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Lawn, Level, Treed, Underground Sprinklers
Roof	Flat
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	7
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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