

309, 2611 1 Avenue NW  
Calgary, Alberta

MLS # A2166311



**\$289,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Linoleum

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 476

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stucco, Wood Siding

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Bookcases, Chandelier, Soaking Tub, Tile Counters

**Inclusions:** None

Perfectly located just steps to picturesque Bow River pathways, this lovely top floor 2 bedroom condo presents a spacious living room with fireplace & built-in shelves, casual dining area & kitchen tastefully finished with cherry stained oak cabinets, tile counter tops & stainless steel appliances. Both bedrooms are a good size with ample closet space. Further features include in-suite laundry with full size washer & dryer, a storage room (great for a pantry), private balcony overlooking the tree-lined street, one assigned parking stall with storage attached plus bike storage in the underground parkade. The location can't be beat - steps to scenic Bow River pathways & close to Edworthy Park, Foothills & Children's Hospitals, U of C, schools, shopping, public transit & easy access to Crowchild Trail. Immediate possession is available!