

# \$324,900 - 311, 2611 1 Avenue Nw, Calgary

MLS® #A2225702

**\$324,900**

2 Bedroom, 1.00 Bathroom, 989 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

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!

Built in 1981

## Essential Information

MLS® # A2225702

Price \$324,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	989
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	311, 2611 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C5

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle, Flat, Rolled/Hot Mop
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	May 30th, 2025
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Days on Market	10
Zoning	M-C1

## **Listing Details**

Listing Office	Houston Realty.ca
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