

# \$379,900 - 1, 2015 2 Avenue Nw, Calgary

MLS® #A2236236

**\$379,900**

2 Bedroom, 2.00 Bathroom, 552 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

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, caf s, 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.

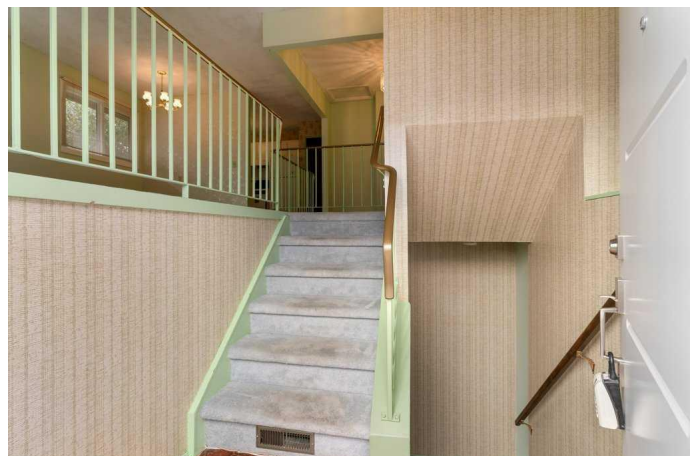
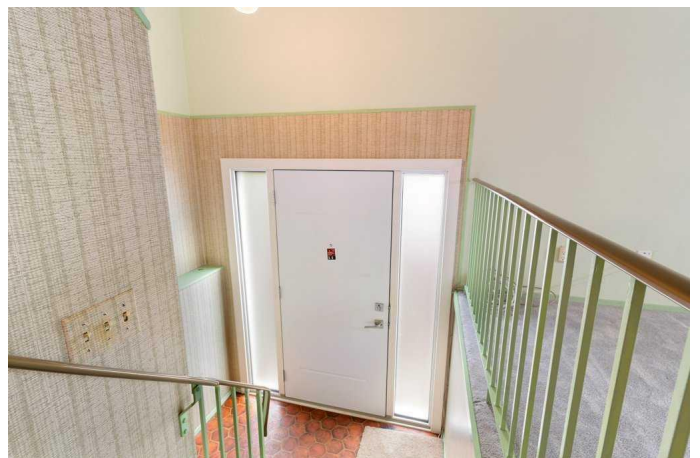
Built in 1976

## Essential Information

MLS® # A2236236

Price \$379,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 552           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1, 2015 2 Avenue Nw |
| Subdivision | West Hillhurst      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2N0G6              |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Lot Description   | Back Lane, Street Lighting, City Lot |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 4              |
| Zoning         | M-C1           |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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