

# \$279,900 - 206, 2611 1 Avenue Nw, Calgary

MLS® #A2226454

**\$279,900**

2 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Amazing new price! Explore this exceptionally well-located, sunny, south-facing two-bedroom condo in Riverview Estates - which stands out as one of the few concrete, elevated buildings in Calgary's inner-city Northwest. Enjoy the ultimate in convenience, mere minutes to downtown, Foothills & Children's Hospitals, and the University of Calgary. You'll love having the Bow River, along with its extensive bike and walking pathways, practically on your doorstep. The unit boasts a smart, efficient layout that's ready for your personal touch. The primary bedroom offers a generous closet, and you'll appreciate the in-suite storage (extra building storage can also be rented) for all your belongings, along with in-suite laundry. This prime unit includes underground heated parking, with an additional outdoor stall available for rent if needed. The building is undergoing exciting upgrades this summer with a brand-new elevator installation, complementing the recently upgraded fire panel – all well within the means of the reserve fund. With Sunterra Market just around the corner and other businesses nearby, easy access to everything in this wonderful home is all yours.

Built in 1981

## Essential Information

MLS® #                      A2226454

Price                         \$279,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 760               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 206, 2611 1 Avenue Nw |
| Subdivision | West Hillhurst        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 0C5               |

### Amenities

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

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, 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, Storage                      |
| Roof              | Asphalt Shingle, Flat, Rolled/Hot Mop |
| Construction      | Brick, Concrete, Stucco               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 60             |
| Zoning         | M-C1           |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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