

**623, 2512 1 Avenue NW**  
**Calgary, Alberta**

**MLS # A2176327**



**\$285,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Hardwood, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Closet Organizers, No Animal Home, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 567

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** NA

Welcome to Your New Sanctuary in West Hillhurst! This beautifully appointed top-floor condo features 2 bedrooms and 1 bathroom, offering an ideal blend of comfort and style. As you step inside, you'll be welcomed by a bright living area filled with natural light, thanks to large windows that showcase picturesque views of the surrounding neighborhood. The spacious living room flows seamlessly into a warm kitchen, complete with ample cabinetry and a lovely dining area perfect for casual meals. Both bedrooms provide cozy retreats, with the master bedroom featuring generous closet space. The elegantly designed bathroom boasts contemporary fixtures, creating a relaxing ambiance. Step out onto your private balcony to enjoy morning coffee or unwind in the evening while soaking in stunning vistas and the vibrant community atmosphere. Additional highlights include in-suite laundry, secure building access, and designated parking. Conveniently located just steps away from local parks, boutique shops, and trendy dining options, this condo is perfect for those who appreciate urban living with a touch of tranquility. Don't miss your chance to make this charming space your own!