

# \$299,900 - 206, 2611 1 Avenue Nw, Calgary

MLS® #A2226454

**\$299,900**

2 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

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                     \$299,900



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	Stall, Underground, Parkade

### 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	28
Zoning	M-C1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.