

**206, 2611 1 Avenue NW**  
**Calgary, Alberta**

**MLS # A2226454**



**\$299,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat, Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Storage room shelving, second bedroom floating shelves x 2, laundry area wall shelving

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 &ndash; all well within the 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.