1 2316 2 Avenue NW

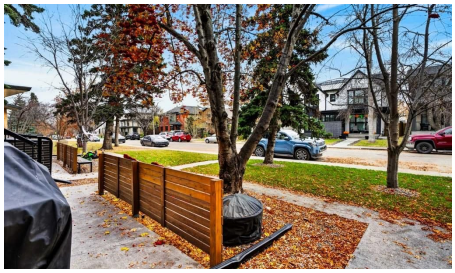
Calgary | Active | MLS® A2357355

$714,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2013**	**1,480.57 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Discover an exceptional blend of modern elegance, thoughtful design and outstanding functionality in this stylish three-storey townhouse, ideally situated on a quiet, tree-lined street just steps from the Bow River pathways and minutes from Kensington and downtown Calgary. Originally constructed in 2013, this boutique four-unit development has benefited from extensive exterior upgrades within the past five years, including new cladding, stucco, windows and exterior deck spaces throughout the building, providing a beautifully refreshed contemporary appearance and significant improvements to the property's exterior. Inside, the open-concept main floor impresses with 9-foot ceilings, rich Brazilian walnut hardwood flooring, a striking stone fireplace and a beautifully appointed kitchen featuring quartz countertops, full-height high-gloss upper cabinetry, maple lowers, stainless steel appliances, gas range and pantry. A convenient powder room completes the main level. Upstairs, two generously proportioned bedrooms each enjoy their own full bathroom, complemented by conveniently located upper-floor laundry. The third level is a standout feature, offering a versatile bonus room complete with wet bar and access to a private rooftop patio - an inviting outdoor retreat perfect for entertaining or relaxing. The fully developed basement provides additional flexible living space, while garage parking, built-in speakers and smart-home wiring add everyday convenience. With exceptional access to parks, pathways, schools, restaurants, cafés and the vibrant amenities of Kensington, this is an outstanding opportunity to enjoy sophisticated, low-maintenance living in one of Calgary's most desirable inner-city communities. A distinctive home with room to live, work and entertain - come discover your happy place!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357355
Bedrooms	2
Bathrooms	3
Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,480.57 sq. ft.
Main Level Finished Area:	599.59 sq. ft.
Upper Level Finished Area:	880.98 sq. ft.
Below Grade Finished Area:	587.07 sq. ft.
Condo Fee:	$400.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1312835
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	West Hillhurst
Amenities:	Storage
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	All window Coverings
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 14'1" × 9' ·
Main Floor	Kitchen · 12'5" × 10'5" ·
Main Floor	Living Room · 15' × 12'5" ·
2nd Floor	Bedroom · 12'7" × 10'1" ·

2nd Floor	Laundry · 14' × 14' ·
2nd Floor	Bedroom - Primary · 14'4" × 12'11" ·
3rd Floor	Family Room · 15'1" × 14'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Front Porch, Patio, Rooftop Patio
Lot Features:	Back Lane, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	MC-1
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-2316-2-avenue-nw-calgary-a2357355/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.