1 2413 2 Avenue NW

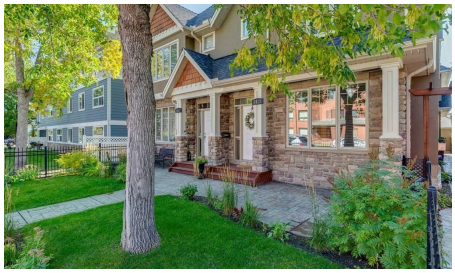
Calgary | Active | MLS® A2346254

$618,300









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2006**	**1,461 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

OPEN HOUSE Saturday, Nov. 21 noon to 4:00 pm and Sunday Nov. 22 noon to 4:00 pm. A fresh opportunity, with a very compelling reason to take another look! If you love the idea of inner-city living but aren't ready to sacrifice space, privacy or character, this distinctive residence offers a compelling alternative. With over 2,100 sq. ft. of developed living space across three levels, 3 bedrooms and 3.5 bathrooms, there's room to live, entertain, work and unwind, all with the convenience of condominium living.

Designed by renowned Calgary architect John Hadden, the home has a warmth and architectural presence rarely found in today's more conventional townhomes. Rich Brazilian walnut hardwood flooring, detailed millwork, crown molding and a beautiful stone fireplace create a timeless main level, while generous living and dining spaces provide the scale for both everyday living and entertaining. The well appointed kitchen anchors the heart of the home with abundant cabinetry, substantial workspace and an easy connection to the surrounding living areas.

Upstairs, the vaulted primary retreat feels genuinely special, complemented by a spacious ensuite and excellent closet space. A second bedroom with its own bathroom provides privacy for family or guests, while the fully developed lower level adds another bedroom, full bathroom and recreation space, ideal for guests, a home office, fitness area or media room.

Outside, the private fenced patio extends the living space and provides your own outdoor retreat, while the home's desirable front position within this intimate four residence development adds to the sense of privacy and individuality.

And then there's the location. West Hillhurst puts Kensington, downtown, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, pathways, parks, restaurants and everyday amenities within easy reach, an established inner-city neighborhood that lets you spend less time getting places and more time enjoying them.

For professionals, downsizers, frequent travelers or anyone searching for substantially more space than apartment-style living provides, this is a rare combination: architectural character, private outdoor space, more than 2,100 sq. ft. developed and an exceptional West Hillhurst location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346254
Bedrooms	3
Bathrooms	4
Year Built	2006
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:	2 Storey
Total Living Area:	1,461 sq. ft.
Condo Fee:	$357.14
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	0715174
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stone, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Stone
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Assigned, Off Street, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	West Hillhurst
Amenities:	Snow Removal, Trash, Visitor Parking
Appliances:	Bar Fridge, Convection Oven, Dishwasher, Garburator, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes

Main Floor	Living Room · 17'8" × 15' ·
Main Floor	Kitchen · 12'9" × 10'11" ·
Main Floor	Dining Room · 14'1" × 8'8" ·
Main Floor	Laundry · 6' × 5'7" ·
2nd Floor	Bedroom - Primary · 16'1" × 13'4" ·
2nd Floor	Bedroom · 14' × 12'4" ·
Basement	Game Room · 21'6" × 12'9" ·
Basement	Bedroom · 16'6" × 11' ·
Basement	Furnace/Utility Room · 14' × 6'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Courtyard, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-2413-2-avenue-nw-calgary-a2346254/

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