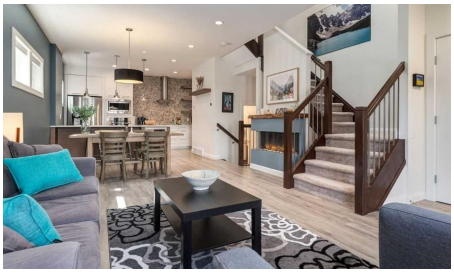
1 2427 2 Avenue NW

Calgary | Active | MLS® A2338993

$649,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2011**	**1,407.14 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

OPEN HOUSE SUNDAY OCT 25 12:00-2:00PM. Welcome to this beautifully appointed 3-bedroom, 4-bathroom townhouse in sought-after West Hillhurst, where contemporary design, thoughtful upgrades, and an exceptional inner-city location come together seamlessly. From the moment you step inside, the bright, open-concept main floor makes an immediate impression. Designed for comfortable everyday living and effortless entertaining, the space features quality vinyl plank flooring and a striking electric fireplace that serves as a dramatic focal point for the living area. The stylish kitchen is equally impressive, showcasing quartz countertops, stainless steel appliances, an eating bar, wine fridge, updated hardware and faucets, stone backsplash, and generous space to gather and connect. A convenient 2-piece powder room completes the main level. Upstairs, the spacious primary retreat offers comfort and luxury with a large walk-in closet and spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, and glass-enclosed shower. A second generous bedroom, additional 4-piece bathroom, upper-floor laundry, and skylight complete this thoughtfully designed level. The fully developed basement expands the living space with a large recreation room, wet bar, third bedroom, and 4-piece bathroom, creating an ideal setting for overnight guests, older children, a home office, or gym. A collection of thoughtful upgrades enhances comfort, efficiency, and long-term value, including roof-mounted solar panels that help offset electricity costs, while providing a clean source of energy. Historical ENMAX bills and APsystems production data show an estimated $3,188 in solar value since installation (July 2024), with supporting documentation available upon request. Additional premium features include a tankless hot water system, central A/C, reverse osmosis water filtration, water softener and high-end appliances. Outside, enjoy your own front-facing porch, perfect for morning coffee or relaxing at the end of the day, along with the convenience of a single detached garage. This home offers an exceptional balance of style, functionality, and energy efficiency. Ideally located within walking distance of vibrant Kensington and just minutes from downtown Calgary, river pathways, shops, restaurants, and major commuter routes. This is a wonderful opportunity to enjoy the very best of inner-city living in one of Calgary’s most desirable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338993
Bedrooms	3
Bathrooms	4
Year Built	2011
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:	1,407.14 sq. ft.
Main Level Finished Area:	665.22 sq. ft.
Upper Level Finished Area:	741.92 sq. ft.
Below Grade Finished Area:	574.51 sq. ft.
Condo Fee:	$350.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2011 (Age: 15)
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:	1
Plan:	1310855
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Composite Siding, Stone, Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	West Hillhurst
Amenities:	Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Inclusions:	Solar Panels on roof
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Dining Room · 14'2" × 12'5" ·

Main Floor	Foyer · 8'6" × 6'4" ·
Main Floor	Kitchen · 18' × 9' ·
Main Floor	Living Room · 12'7" × 11'9" ·
Upper Level	Bedroom · 12'3" × 11'9" ·
Upper Level	Laundry · 6'1" × 2'10" ·
Upper Level	Bedroom - Primary · 17' × 10'11" ·
Upper Level	Walk-In Closet · 7'1" × 6'1" ·
Lower Level	Other · 5'9" × 2' ·
Lower Level	Bedroom · 12' × 8'7" ·
Lower Level	Game Room · 20'3" × 12'5" ·
Lower Level	Storage · 14'1" × 5'6" ·
Lower Level	Furnace/Utility Room · 8'3" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-2427-2-avenue-nw-calgary-a2338993/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

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