2624a 1 Avenue NW

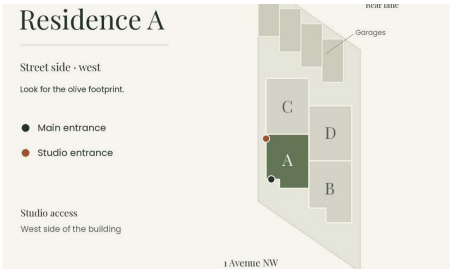
Calgary | Active | MLS® A2359154

$750,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2026**	**1,470.28 sq. ft.**

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Listed by Real Broker

A closer look

Morning coffee on a 14-foot balcony, a ride along the Bow River pathways, then dinner in Kensington. At 2624A 1 Avenue NW, that can be an ordinary Saturday. This new street-facing condominium townhome in West Hillhurst pairs a top-floor primary retreat with a separately accessed lower-level studio legal suite and a private detached garage.

Large front windows bring daylight into the main-floor living and dining spaces. Quartz counters and an open kitchen keep the cook in the conversation when friends gather. Upstairs, two secondary bedrooms and upper-floor laundry keep everyday routines on one level. The entire top floor is reserved for the primary suite, with its own ensuite and a balcony that spans approximately 14 feet across. Downstairs, the legal studio legal suite gives extended family or a future tenant a front door of their own.

The Bow River pathways put a favourite Calgary cycling route close to home. Kensington’s cafés and restaurants are nearby, with downtown, Foothills Medical Centre and the University of Calgary all within easy reach. EV charging rough-in and solar-ready construction are part of the design. Ask which interior finishes can still be selected and explore the Residence A floor plans to see how all four levels fit together. Condo fees are currently estimated at $250 per month and have yet to be finalized. Images include architectural renderings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359154
Bedrooms	3
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	3 (or more) Storey

Total Living Area:	1,470.28 sq. ft.
Condo Fee:	$250.00
Condo Fee Includes:	Amenities of HOA/Condo
Lot Area:	5,500 sq. ft.
Lot Frontage:	61'
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	330AB
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
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:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen With Eating Area · 9'6" × 8' ·
Main Floor	Living Room · 13'4" × 10' ·
Main Floor	Foyer · 6'7" × 6'4" ·
Main Floor	Storage · 8'6" × 3' ·
Upper Level	Laundry · 4'6" × 3'7" ·
Upper Level	Bedroom · 10'9" × 10'8" ·
Upper Level	Bedroom · 10'5" × 8'8" ·
3rd Floor	Bedroom - Primary · 14'11" × 11'2" ·

Basement	Kitchen · 13'8" × 4'8" ·
Basement	Living/Dining Room Combination · 13'3" × 12'8" ·
Basement	Furnace/Utility Room · 13'1" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Courtyard, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d80
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2624a-1-avenue-nw-calgary-a2359154/

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