

\$849,900 - 2524 7 Avenue Nw, Calgary

MLS® #A2088648

\$849,900

5 Bedroom, 2.00 Bathroom, 1,267 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Live the life of luxury in WEST HILLHURST in this Large Bungalow on a 47.5 X 130, R-C2 lot. NO Restrictive Covenant in one of Calgary's most desirable inner city communities. Fantastic location on a very quiet avenue backing onto a ravine. Within minutes to the best stretch of Bow river walking bike pathways, Foothills Hospital and the Children's Hospital. You can walk 5 minutes to trendy Kensington, downtown, SAIT or the U of C. Great Lot for an Infill or great home for a family with 3 bedrooms up and 2 bedrooms down that can be rented out with two full baths and separate entrance and a separate laundry. Live or invest in this great property the basement is currently tenant occupied. Natural high river banks so there has been no flooding, this is an outstanding parcel of land backing onto a huge private park area. Can be purchased together with 2528-7 Avenue N.W. (A2088801) for an incredible 94' property.

Built in 1955

Essential Information

MLS® #	A2088648
Price	\$849,900
Sold Price	\$825,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,267



Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2524 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1A4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	Bookcases, Built-in Features, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, Gentle Sloping, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
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Date Sold	February 26th, 2024
Days on Market	129
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office CIR REALTY

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