

\$829,000 - 2618 1 Avenue Nw, Calgary

MLS® #A2095181

\$829,000

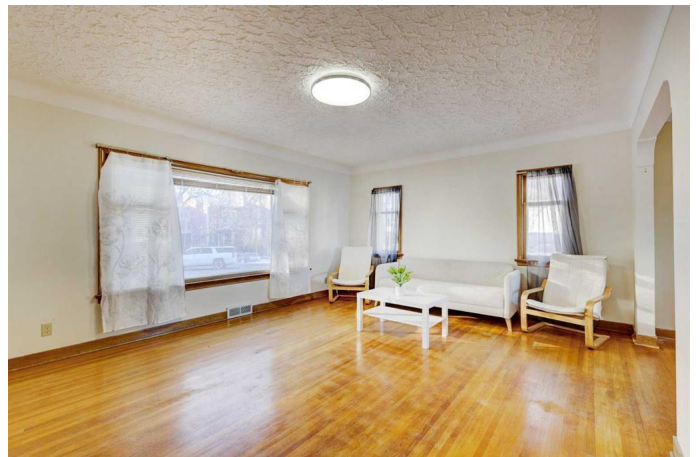
4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

Are you looking for an INVESTMENT PROPERTY / LIVE UP - RENT DOWN / in an INNER CITY Neighborhood with traditional HUGE LOT SIZE for potential RE-DEVELOPMENT? (Property is part of RC-G rezone program of City Calgary) Look no further ! Welcome to this beautiful RAISED BUNGALOW with almost 1,900 sqft of living space, 2 very good size bedrooms up stair, large dining room (which you may turn into a bedroom) and spacious living room. There is a SEPARATE ENTRANCE which leads to basement where you find a large common laundry, a KITCHENETTE and another 2 good size bedrooms with a rec room (which again you can turn it into another bedroom). There are plenty of light coming through all BIG WINDOWS from both main floor to basement. PARKING will never be an issue with a long driveway and a DOUBLE GARAGE, also plenty of parking on street. Talk about LOCATION, this is a RC2 Zoning in a very desirable community of West Hillhurst, just ONE BLOCK away from Bow River Pathway, located on a quiet street close to many schools, shopping options, Kensington, Foothills Hospital, University of Calgary as well as many bike and walking paths. The roof, furnace and hot water tank has just been replaced. Don't miss this opportunity to own an AMAZING PROPERTY !

Built in 1953



Essential Information

MLS® #	A2095181
Price	\$829,000
Sold Price	\$815,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	994
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2618 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Playground
Lot Description	Back Lane
Roof	Asphalt Shingle

Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 25th, 2023
Date Sold	April 1st, 2024
Days on Market	128
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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