

# \$849,000 - 2708 1 Avenue Nw, Calgary

MLS® #A2103984

**\$849,000**

5 Bedroom, 2.00 Bathroom, 1,013 sqft  
Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

**!!MASSIVE PRICE REDUCTION!!** RPR in Supplements. Rare Opportunity to Build your Own Custom Dream Home in West Hillhurst, One of Calgary's Most-Sought-After Communities. Original Owner Home just steps away to the Beautiful Bow River & Calgary's Renowned Pathway System, this meticulously kept, well-loved 5 Bedroom Bungalow features Underground Sprinkler System, AC, Central Vac, exterior year-round Solarium & Stone BBQ Shelter in the expansive backyard with aluminum fencing. The lower level of the home features a family recreation room with a built-in bar, Hot Tub & Sauna (Hot Tub & Sauna both sold as-is). Single detached, insulated. heated garage could be used as a workshop, office, artists studio or home gym. With its many upgrades, including new roof on all structures (2015), new plumbing (2014-2015), rebuilt furnace (2015), exterior paint (2016), and new carpeting in basement and stairs (2019), **THIS HOME COULD EASILY BE LIVED IN OR RENTED OUT WHILE WAITING FOR FUTURE REDEVELOPMENT.** Minutes away from Calgary's Foothills Medical Centre, Brand New Cancer Centre, Alberta Children's Hospital, U of C, SAIT & Mount Royal and only one hour to the Rocky Mountains. The opportunity to purchase and develop your future dream lifestyle will not last long. Do not miss out on this one-of-a-kind, rare property. Call your favourite realtor today!



Built in 1951

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2103984    |
| Price          | \$849,000   |
| Sold Price     | \$830,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,013       |
| Acres          | 0.13        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2708 1 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N0C6           |

## Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Carport, Driveway, Heated Garage, Single Garage Detached |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Central Vacuum                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer |
| Heating           | Central, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Living Room, Wood Burning                                                                            |
| Has Basement      | Yes                                                                                                  |

Basement                      Finished, Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane, Back Yard, Landscaped  
Roof                      Asphalt Shingle  
Construction          Aluminum Siding, Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              January 26th, 2024  
Date Sold                March 28th, 2024  
Days on Market        62  
Zoning                    R-C2  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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