

\$779,500 - 2220 Sumac Road Nw, Calgary

MLS® #A2106693

\$779,500

4 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.13 Acres

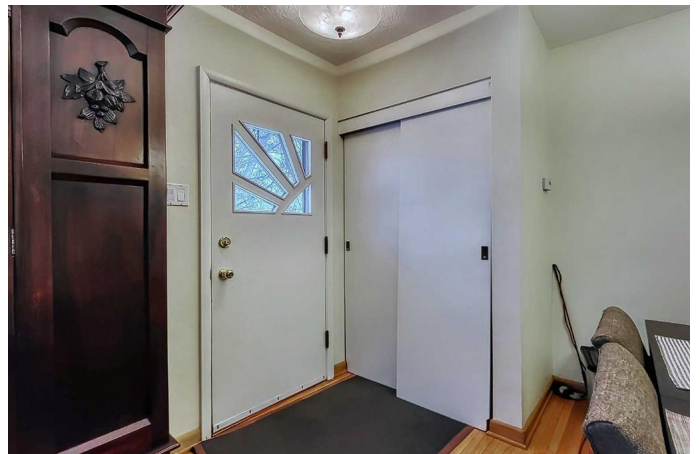
West Hillhurst, Calgary, Alberta

Incredible opportunity to renovate the existing home or build on this 50' lot and create your dream home! Situated on a mature, tree lined street surrounded by multimillion dollar homes in the trendy community of Upper West Hillhurst. Offering 2,062 SF of living space, the main floor features hardwood flooring throughout, a front living and dining room, spacious kitchen with access to the backyard and 3 bedrooms which share a 4 piece bathroom. The basement is finished with a family room, den, laundry room, 4th bedroom, 4 piece bathroom and ample storage. A very large and private backyard (with single garage) gives an abundance of space for outdoor living and room to build an over-sized garage. Walking distance to the c-train and close proximity to the river, Kensington shops and restaurants, parks, schools and Foothills Hospital. Make your dreams a reality!

Built in 1954

Essential Information

MLS® #	A2106693
Price	\$779,500
Sold Price	\$744,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.13



Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2220 Sumac Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3T9

Amenities

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Single Garage Detached

Interior

Interior Features	Closet Organizers, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2024
Date Sold	March 16th, 2024

Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office MaxWell Canyon Creek

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