

# \$749,900 - 2416 4 Avenue Nw, Calgary

MLS® #A2111074

**\$749,900**

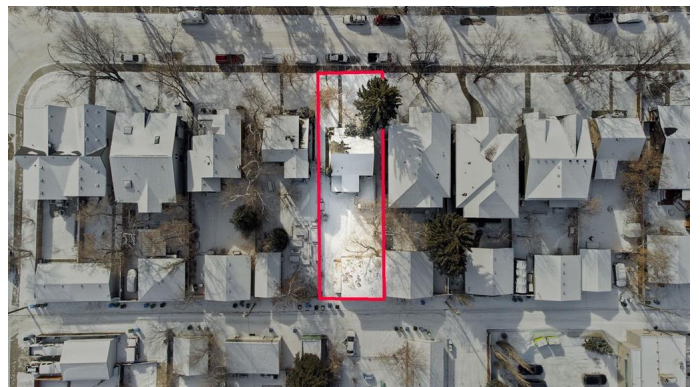
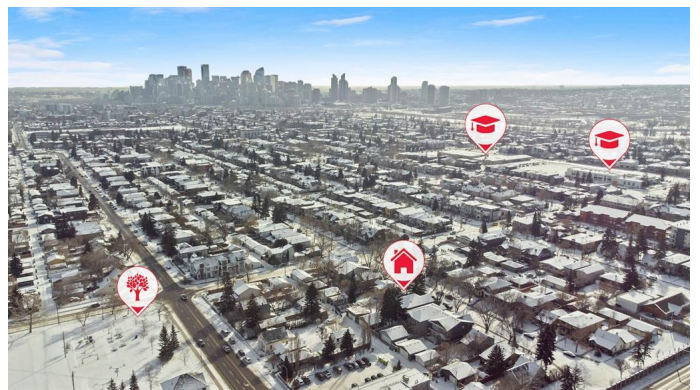
3 Bedroom, 2.00 Bathroom, 1,083 sqft  
Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

This is your chance to seize the perfect opportunity in coveted West Hillhurst. This 40'x 130' RC2 lot with LEGAL basement suite is the perfect investment, or the ideal future home site for your own custom dream home. The updates in the upper suite include newer laminate flooring, designer tile in the bath, and a charming renovated kitchen (2019). The functional floorplan combines the home's original charm, with modern conveniences including large double sliders in the dining area and a spacious living room. Two sizeable bedrooms are located on the second floor. The basement suite is a 1 bedroom, with 3pc bath, laminate flooring, and separate entry. The laundry is located in the common space, mechanical and roof above the addition have also been updated. The sizeable backyard of this 130ft deep lot houses an oversized double garage with an angled green roof, stone and composite siding, as well as fully insulated on interior with plenty of room for storage, parking, and work. Two additional storage sheds, and a parking pad sit on the side of the garage. This property has incredible potential; steps away from Bow River Pathways, access to downtown & post secondary institutions, Kensington amenities & more - call now for your private viewing!

Built in 1947

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2111074          |
| Price          | \$749,900         |
| Sold Price     | \$762,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,083             |
| Acres          | 0.12              |
| Year Built     | 1947              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2416 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0P2          |

### Amenities

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                                     |
| Parking        | 220 Volt Wiring, Additional Parking, Double Garage Detached, Insulated, Oversized, RV Access/Parking, See Remarks, Workshop in Garage |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                  |
| Appliances        | Dryer, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                               |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other                                          |
| Lot Description   | Back Lane, Level, Rectangular Lot, See Remarks |

|              |                   |
|--------------|-------------------|
| Roof         | Asphalt Shingle   |
| Construction | Other, Wood Frame |
| Foundation   | Poured Concrete   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | March 1st, 2024     |
| Days on Market | 1                   |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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