

\$838,000 - 2812 1 Avenue Nw, Calgary

MLS® #A2111442

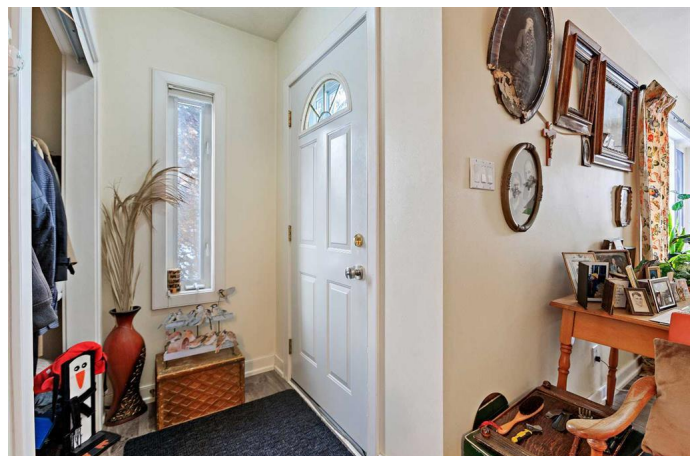
\$838,000

5 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

Welcome to your dream opportunity in the heart of sought-after West Hillhurst! Situated on a rare cul-de-sac location, this charming bungalow offers endless possibilities for developers, investors, or families seeking a versatile living space. Measured at a generous 1,108 square feet on a large 56' x 110' lot, this property presents an ideal canvas for customization. Whether you envision building a new infill, renovating your dream home, generating income, or just accommodating extended family members in the lower level of your private residence, this home caters to your every need. The main level greets you with an abundance of natural light illuminating the living and dining area. At the back of the home is a spacious kitchen, creating an inviting atmosphere for culinary adventures. Enjoy the convenience of an updated 4-piece bath and hardwood flooring throughout. Three bedrooms provide ample space for a growing family, relaxation and privacy. Venture downstairs to discover a bright illegal basement suite with a separate entrance for added convenience and privacy. The large eat-in kitchen and family room offer comfortable living spaces, while two additional bedrooms provides flexibility for guests or tenants. Step outside to a sprawling yard, perfect for entertaining or enjoying moments of tranquility amidst the lush surroundings. A single detached garage provides secure parking and storage solutions. Embrace the vibrant community of West Hillhurst, with



nearby amenities including Helicopter Park just around the corner, the University, Children's and Foothills Hospitals, pathway systems, and easy access to downtown via car or bike. Don't miss your chance to seize this rare opportunity to create your ideal living space in one of Calgary's most coveted neighbourhoods.

Built in 1951

Essential Information

MLS® #	A2111442
Price	\$838,000
Sold Price	\$820,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2812 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C8

Amenities

Parking Spaces	1
Parking	Alley Access, Single Garage Detached

Interior

Interior Features	See Remarks, Separate Entrance
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Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 23rd, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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