

\$849,900 - 2603 3 Avenue Nw, Calgary

MLS® #A2117191

\$849,900

4 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.13 Acres

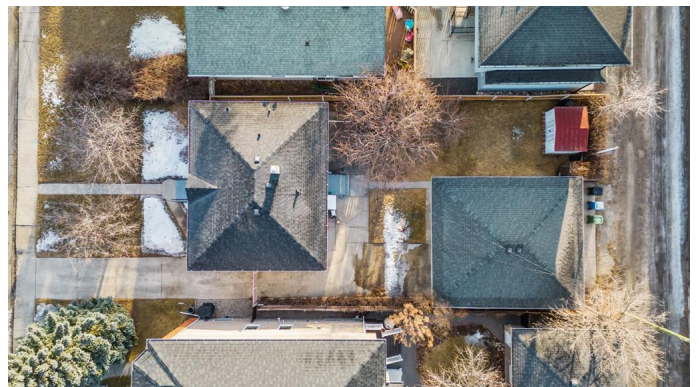
West Hillhurst, Calgary, Alberta

Location! Location! Location! Attention developers and investors. Prime R-C2 development lot with sunny south yard located on a popular street in BOOMING West Hillhurst steps to Helicopter Park, the Bow River, Foothills Hospital, Alberta Children's Hospital, University of Calgary, Downtown and trendy Kensington. An amazing opportunity for inner-city re-development or investment as this classic 1950's bungalow is currently set up as an up-down rental with illegal lower suite and oversized double detached garage. Currently rented and turnkey. Don't miss out on this elite opportunity!

Built in 1950

Essential Information

MLS® #	A2117191
Price	\$849,900
Sold Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.13
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold



Community Information

Address	2603 3 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0L6

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Oversized

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, 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, Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 23rd, 2024
Date Sold	March 27th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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