

\$725,000 - 2322 5 Avenue Nw, Calgary

MLS® #A2122538

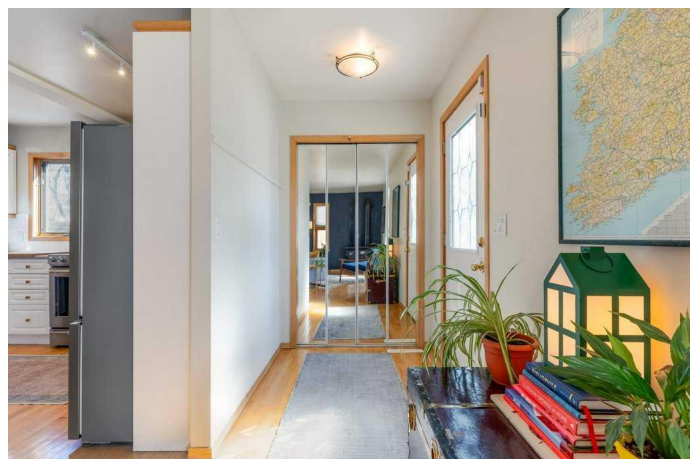
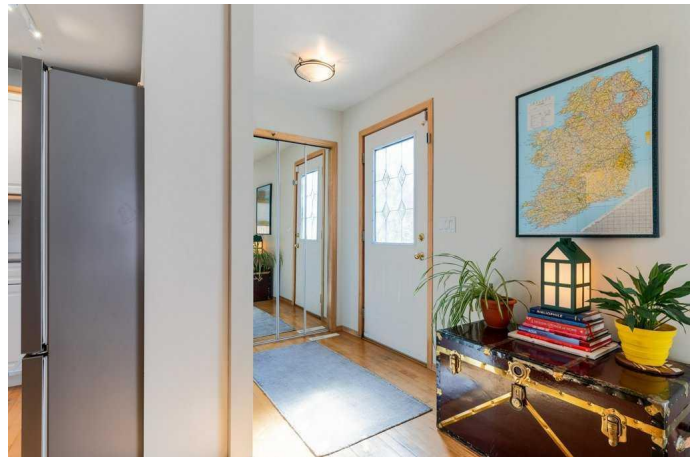
\$725,000

1 Bedroom, 1.00 Bathroom, 1,095 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Welcome to this immaculate sweet 1.5-story cottage, where new stainless steel appliances (2022) adorn the kitchen. A top-quality gas stove graces the living room, creating a cozy and inviting ambiance perfect for relaxing evenings. The dining room seamlessly connects to one of several decks in the garden, offering a picturesque retreat with a babbling pond and raised garden beds—a delightful space to relish Calgary's sunny days. The nicely appointed bathroom, featuring a clawfoot tub, and a convenient mudroom with laundry are nestled at the back of the home. Upstairs, the master bedroom includes a versatile sitting room/dressing room that can be transformed into a second bedroom as desired. The garage boasts a spacious studio area complete with a stunning new wood stove, oversized windows, and vaulted ceilings, making it ideal for a home office, creative studio, or gym. The square footage in this listing is for the house, but with the heated Studio space there's 1462 square feet to enjoy. The garage also has a mud room, with loads of storage in custom cabinetry. There's still a large garage section to park your car, the door has been upgraded to a taller door, at almost 8' clearance. Full architectural drawings for a laneway suite conversion for the studio space are available. Situated on a generous 41 ft. x 130 ft. lot, this home had a new main water line installed in the summer of 2022. Welcome to your charming oasis in the heart of Calgary!



Built in 1947

Essential Information

MLS® #	A2122538
Price	\$725,000
Sold Price	\$735,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,095
Acres	0.12
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2322 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0S9

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Basement	None

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Slab

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 24th, 2024
Days on Market	12
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams BOLD Realty
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