

\$775,000 - 1411 1 Avenue Nw, Calgary

MLS® #A2133314

\$775,000

4 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.09 Acres

Hillhurst, Calgary, Alberta

Discover investment potential and classic charm with this multi-unit home situated at 1411 1 Ave NW, Calgary. Ideal for investors, this property features three distinct living spaces, currently hosting tenants, providing a steady rental income .. main floor tenant vacants June 30th and new owner can move in and have rental incomes as Mortgage Helper!!. Nestled on a 29'x125' lot with multi-residential zoning (M-CG d72), this home overlooks a serene park and is mere steps away from the vibrant heart of the city. This unique residence welcomes you with a quaint front porch and a sun-drenched sunroom, perfect for relaxing. The main entrance leads to a shared common area that branches into a main floor living space and an upper illegal suite. The main floor is adorned with hardwood floors, high ceilings, and includes a large living room, good -sized entertaining dining area, kitchen, a 4pc bath, and one large bright bedroom. Experience the charm of old-world architecture blended with modern comforts. The upper illegal suite offers stunning downtown views, a kitchen, a spacious family room, two bedrooms, and a full bathroom, maximizing both comfort and style. Additionally, a recently renovated one-bedroom basement illegal suite, accessible via a side entrance, adds further value and flexibility to this property .Home features newer high energy furnace and shingles were repalced during Covid .Convenience is key with lane access and a



parking pad included. Long term tenants would like to stay with the new owners. Located on one of Calgary's most desirable streets, you are just a short walk from shops, restaurants, the Sunnyside LRT Station, Bow River pathways, and downtown attractions ,shopping ,pubs, restaurants, shops, and all other amenities are all walking distance. This property promises a blend of lifestyle and investment opportunity not to be missed!! Note ..you can rent the fire pit in the small park across the street for a gathering/sing-along or fun night from the Hillhurst Community Centre!! SPECIAL!! Location

Built in 1911

Essential Information

MLS® #	A2133314
Price	\$775,000
Sold Price	\$775,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,556
Acres	0.09
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1411 1 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0A9

Amenities

Parking Spaces	3
Parking	Parking Pad, Rear Drive, Side By Side

Interior

Interior Features	High Ceilings, Open Floorplan, Separate Entrance, Storage, Wood Windows
Appliances	Dryer, Gas Cooktop, Refrigerator, Stove(s), Washer
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Level, Views
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	July 27th, 2024
Days on Market	70
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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