

\$999,900 - 2039 5 Avenue Nw, Calgary

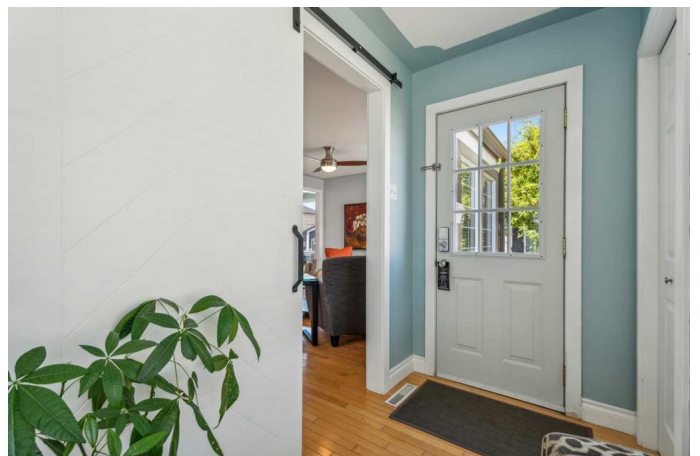
MLS® #A2140409

\$999,900

3 Bedroom, 2.00 Bathroom, 808 sqft
Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Welcome to this charming updated bungalow in West Hillhurst, boasting a newly-built LEGAL LANEWAY SUITE by Mod Works, situated on a spacious 40'x130' corner lot with a SOUTH-FACING BACKYARD. The bungalow has pine hardwood floors, wainscotting, ample windows offering a light and airy feel, two bedrooms and a sunny den. The kitchen is equipped with a gas range, a built-in wall oven, and a cozy breakfast nook with bay windows. The main floor bathroom features a cozy claw-foot tub and in-floor heating. The lower level includes a full bathroom with laundry, a third bedroom, a versatile family area with a queen-sized wall bed, and additional storage. Recent updates include a new furnace, hot water tank, newer roof, and a sewer line with backflow preventer. The backyard is an entertainer's dream, with a custom patio featuring a pergola with retractable sun shades and a custom wall cabinet for your outdoor television. The laneway home, built in 2020, boasts 3 bedrooms, one with French doors opening into the fenced yard, 1.5 baths, and laundry. In the kitchen, you'll find stainless steel appliances and stone countertops with enough space for a table. The living room has huge windows and opens onto the south-facing balcony with a gas hookup. The oversized double garage is fully insulated, drywalled and heated, with tons of storage. It is a fantastic location within walking distance of 19th Street's restaurants,



cafes, and shopping, steps from transit, the downtown core and U of C. Take advantage of this incredible investment opportunity. All you need is the key!

Built in 1947

Essential Information

MLS® #	A2140409
Price	\$999,900
Sold Price	\$1,025,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	808
Acres	0.12
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2039 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0S4

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Heated Garage

Interior

Interior Features	Ceiling Fan(s), See Remarks, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Block

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 21st, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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