

\$849,000 - 2235 6 Avenue Nw, Calgary

MLS® #A2155630

\$849,000

2 Bedroom, 3.00 Bathroom, 1,460 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

Situated on a canopied tree-lined street in desirable West Hillhurst, is this charming home. Opportunity knocks with this property that sits on a 42.9'x130' lot and is steps to fantastic schools, pool, and minutes to trendy Kensington. Inside boasts hardwood floors, a formal living room that's open to a spacious dining area. Front den with ensuite can ideally function as home office or main floor bedroom. The galley kitchen offers plenty of counter space, maple cabinetry, gas stove, large window, and leads to the rear mudroom where you'll find the main floor laundry room and a 2pc bath. At the rear of the house is a generous family room anchored by a gas fireplace and access to the South exposed back deck. Upstairs boasts two massive bedrooms with walk-in closets. The master showcases vaulted ceilings and a vanity counter with sink and separate access to the shared bathroom. The south exposed backyard includes a massive deck and an oversized detached single garage. This home is great for those looking for a renovation project, investment/holding property, or an incredible opportunity to build your dream home in a fabulous location. Close to parks, schools, shopping and easy access to downtown, this is a property that will not last!

Built in 1947

Essential Information



MLS® #	A2155630
Price	\$849,000
Sold Price	\$815,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2235 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0X1

Amenities

Parking Spaces	1
Parking	Off Street, Oversized, Single Garage Detached

Interior

Interior Features	High Ceilings, Laminate Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Interior Lot, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	September 13th, 2024
Days on Market	38
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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