

\$1,950,000 - 2234 7 Avenue Nw, Calgary

MLS® #A2159517

\$1,950,000

3 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.28 Acres

West Hillhurst, Calgary, Alberta

Subdivdable 84 ft wide X 144 FT deep lot. Premier Lot & location (potential 3 lots) Great bones in this Large 1447 Sq ft bungalow built in 1970 ready for your design ideas! 3 bedrooms & 2 1/2 bath. Home was kept in immaculate shape by original owners. Feature's main floor family room with wood burning fireplace, gleaming Hardwood floors, ensuite bath off primary rm, 2nd kitchen in the basement, large covered patio off family room leads to an amazing massive, mature, private rear yard. Opportunity & Potential is unlimited, subdivide vacant 25 ft from east side of property & still be left with massive lot & home. West Hillhurst is a prime location walking distance to parks, bow river pathway systems, community center (swimming, tennis , fitness) & simple commute to the downtown and the University of Calgary. Calling all investors, buliders, flippers & dreamers!

Built in 1970

Essential Information

MLS® #	A2159517
Price	\$1,950,000
Sold Price	\$1,650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,447



Acres	0.28
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2234 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Single Garage Detached

Interior

Interior Features	See Remarks, Storage, Wood Windows
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Private Yard, Storage
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
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Date Sold	September 17th, 2024
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Complete Realty

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