

# \$575,000 - 2425 2 Avenue Nw, Calgary

MLS® #A2241751

**\$575,000**

4 Bedroom, 2.00 Bathroom, 897 sqft

Single Family on 0.07 Acres

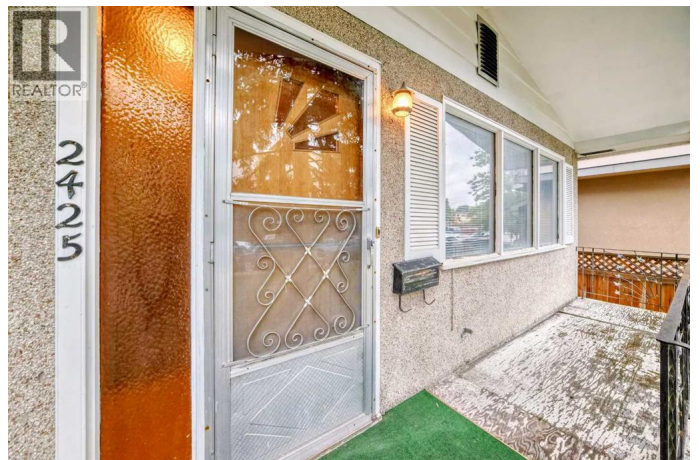
West Hillhurst, Calgary, Alberta

Open House Saturday Oct 11, from 1-3Pm

Amazing Land or Renovation Opportunity in the Heart of West Hillhurst! Looking for a fantastic alternative to condo living? A charming starter home? A smart investment or rental opportunity? Look no further! Welcome to ultra-desirable West Hillhurst – one of Calgary's most sought-after inner-city neighborhoods. This bi-level home offers options galore, with potential for renovation, redevelopment, or comfortable living as-is. Main Level Features: 2 spacious bedrooms Bright 4-piece bathroom Expansive living room Large kitchen with dining area Lower Level Includes: 2 additional bedrooms Generous family room 3-piece bathroom Laundry area Enjoy the sunny south-facing backyard, perfect for relaxing or entertaining, and a detached single garage for added convenience. Located on a quiet street with quick access to Crowchild Trail, you're just minutes from downtown, trendy Kensington, North Hill shopping, great schools, and the Bow River pathways. Whether you're walking, cycling, or commuting, this location has it all. This is a rare opportunity in a prime inner-city neighborhood – don't miss your chance to own in West Hillhurst! (id:6289)

Built in 1968

## Essential Information



Listing #	A2241751
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Square Footage	897
Acres	0.07
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	2425 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N0M6

### Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	3
Parking	Detached Garage, Other
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office

First Place Realty



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