

\$799,900 - 2614 1 Avenue Nw, Calgary

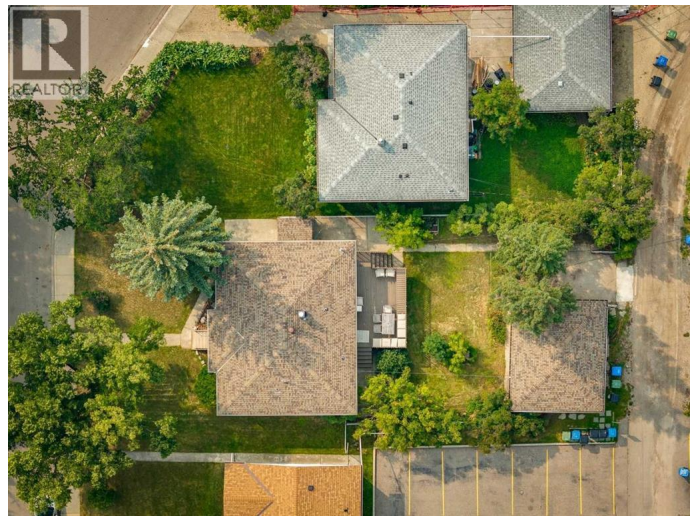
MLS® #A2254490

\$799,900

5 Bedroom, 2.00 Bathroom, 1,038 sqft
Single Family on 0.14 Acres

West Hillhurst, Calgary, Alberta

Prime West Hillhurst Location: Investorâ€™s Dream! Situated on a massive 50â€™ Ã— 120â€™ R-CG zoned lot just one block from the amazing Bow River (think walk to go fly fishing after work!), this bungalow offers the perfect blend of redevelopment potential, rental income, and inner-city lifestyle. The main floor is filled with natural light and features 3 spacious bedrooms with beautiful hardwood flooring, while the basement offers a fully separate illegal suite with its own entrance, kitchen, living room, two bedrooms, and full bathroom with shower, plus shared laundry. Outside, the property features even more value with a double detached garage off the lane, a pull-through gate for a trailer or extra parking next to the garage, a large back deck with built-in bench seating, a lower patio, and an expansive mainly fenced backyard surrounded by mature trees in this highly sought-after neighbourhood. A separate side entrance with its own covered entry provides added convenience for the basement. The location is unbeatable - steps to the Bow Riverâ€™s newly upgraded biking and walking paths, two blocks from a playground, and just a short stroll to shops and everyday amenities, including a brand-new grocery store just a 4-minute drive away. Families will love access to top-rated schools, including Hillhurst School (Kâ€“6) and Queen Elizabeth High School (Grades 7â€“12), while professionals will appreciate the quick commute to downtown, vibrant Kensington, and easy access to both



Foothills Medical Centre and the Alberta Children’s Hospital. Whether you are a developer, investor, or buyer seeking an incredible inner-city opportunity, this West Hillhurst gem delivers exceptional value and lifestyle. Book your showing today and don’t miss out on this rare find! (id:6289)

Built in 1951

Essential Information

Listing #	A2254490
Price	\$799,900
Bedrooms	5
Bathrooms	2.00
Square Footage	1,038
Acres	0.14
Year Built	1951
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2614 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N0C4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, See remarks, Back lane
Parking Spaces	4
Parking	Detached Garage, Other, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings
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Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX First



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