

\$1,288,000 - 2333, 2335 6 Avenue Nw, Calgary

MLS® #A2261458

\$1,288,000

8 Bedroom, 4.00 Bathroom, 1,825 sqft

Multi-family on 0.15 Acres

West Hillhurst, Calgary, Alberta

An exceptional opportunity in one of Calgary's most desirable inner-city neighbourhoods – welcome to this full side-by-side duplex in West Hillhurst. Offering over 1,750 sq.ft. of total living space per side, this property is perfect for multi-generational living, investors, or those seeking a blend of lifestyle and income potential. Each side features a spacious 4-bedroom, 2-bathroom layout, providing comfort and functionality for families or roommates alike. Thoughtful renovations throughout ensure modern appeal while maintaining character and charm. Ample storage space and dedicated parking add to everyday convenience. With one side currently rented, you can enjoy immediate income potential while living in or leasing the other unit. This flexible setup makes the property an excellent choice for long-term investment in a high-demand rental market. Set on a quiet, tree-lined street, you're just minutes from the vibrant amenities of Kensington, the Bow River pathways, top-rated schools, shops, restaurants, and a quick commute downtown. West Hillhurst is a neighbourhood known for its walkability, community feel, and strong property values. Don't miss this rare chance to own a full duplex in such a sought-after location – whether for investment, family living, or both, this home checks all the boxes. (id:6289)

Built in 1968



Essential Information

Listing #	A2261458
Price	\$1,288,000
Bedrooms	8
Bathrooms	4.00
Square Footage	1,825
Acres	0.15
Year Built	1968
Type	Multi-family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	2333, 2335 6 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N0X3

Amenities

Amenities	Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Microwave
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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