

2614 1 Avenue NW
Calgary, Alberta

MLS # A2254490

\$769,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1951 (74 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance, Storage		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener (as is); basement: fridge, stove, microwave, charcoal BBQ and assortment of gardening tools on site

Prime West Hillhurst Location: Investor's Dream! Situated on a massive 50' x 120' 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 River'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 (K-6) and Queen Elizabeth High School (Grades 7-12), 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!