



**GRASSROOTS**  
REALTY GROUP

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2719 1 Avenue NW  
Calgary, Alberta

MLS # A2214087



**\$859,900**

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Single G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** Closet at front door, fridge, stove, dishwasher, hood fan, washer & dryer, all window coverings, garage opener & 2 remotes; basement: fridge, stove, dishwasher

ONE BLOCK TO THE BOW RIVER & BIKE PATH (NO ROAD NOISE) | ILLEGAL SUITE (GREAT HOLDING PROPERTY) | DEVELOPMENT OPPORTUNITY OR MOVE IN | Welcome to this charming bungalow situated on a 61' (50' perpendicular) wide x 110' deep lot in the heart of West Hillhurst, one of Calgary's most beloved inner-city communities. This north-facing property (south-facing backyard!) sits on a rare street composed entirely of detached homes, offering not only quiet and privacy but also exceptional long-term value in a location rich with potential. With the road's unique angle shaped by the nearby Bow River, the streetscape promises enduring architectural interest, and the fact that multiple long-term residents have lived here for over 50 or 60 years speaks volumes about the livability of this exceptional pocket. Move-in ready and well maintained, the home features elegant crown moulding and a sun-filled living room with a large picture window. The updated kitchen features stainless steel appliances (with a new dishwasher in 2024) and opens to a bright, tile-floored dining area/sunroom warmed by a gas heater, where 2 patio doors lead to a covered deck with a gas BBQ hook-up - ideal for entertaining or relaxing in any weather. The main floor offers 3 bedrooms and a full bathroom with stylish wainscoting and durable tile, while the finished basement adds 2 oversized bedrooms, a recreation area, a second full bathroom with tub/shower combo, and a fully equipped kitchen with a breakfast bar and separate entrance - a secondary suite would be subject to approval and permitting by the city. This home is perfect for a homeowner who wants immediate comfort with future flexibility, whether to create a legal suite (subject to approval by the city), expand, or eventually build their dream home in a premier

location. Recent upgrades include a new hot water tank (2024), shingles (2020), updated lighting, washer (2019), furnace (2010), humidifier (approx. 2016), and replaced exterior doors (including garage man door) and brick patio (2013&ndash;2014). The sunny backyard is spacious and private, while a single detached garage off the alley preserves yard space for kids, pets, or future landscaping. Located less than a minute's jog from the Bow River Pathway (with a crosswalk for safety), this unbeatable location is also close distance to the Foothills and Children's Hospitals, the University of Calgary, and just minutes from Kensington's shops, restaurants, and culture, with quick access to Crowchild Trail, Memorial Drive, top-rated schools, and local parks including the popular Helicopter Park. Whether you are a homeowner ready to settle in, an investor looking for land-value appreciation and rental potential, or a developer seeking a premium lot with limitless possibilities, this West Hillhurst gem is ready to inspire its next chapter.