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2425 2 Avenue NW Calgary, Alberta

MLS # A2241751



\$549,900

Division: West Hillhurst Residential/House Type: Style: Bi-Level Size: 897 sq.ft. Age: 1968 (57 yrs old) **Beds:** Baths: Garage: Off Street, Single Garage Detached Lot Size: 0.07 Acre Lot Feat: Back Lane, Back Yard, Landscaped, Rectangular Lot

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile, Hardwood, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stucco, Wood Frame M-C1 Foundation: **Poured Concrete Utilities:**

Features: Separate Entrance

Inclusions: All window coverings

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!