



GRASSROOTS
REALTY GROUP

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2425 2 Avenue NW
Calgary, Alberta

MLS # A2241751



\$575,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	897 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

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

Inclusions: All window coverings

Open House Saturday Oct 11, from 1-3Pm

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!