



**GRASSROOTS**  
REALTY GROUP

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**2614 1 Avenue NW**  
**Calgary, Alberta**

**MLS # A2254490**



**\$810,000**

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

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

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener (as is); basement: fridge, stove, microwave, backyard patio furniture, 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, 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!

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