



GRASSROOTS
REALTY GROUP

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2216 5 Avenue NW
Calgary, Alberta

MLS # A2256329



\$849,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,671 sq.ft. | Age: | 1947 (78 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | None | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot, See Remarks | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | See Remarks | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | See Remarks, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | See Remarks | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Home is sold in "AS IS" condition.

Developers and dream home builders - you are going to love this one. Centrally located on a massive 50x130 foot R-CG lot, this West Hillhurst property is sold as LAND VALUE ONLY. The yard truly is huge, and is filled with mature foliage, so thoughtful landscaping could give your new construction that private and secluded feel that is getting harder to find. This street is already experiencing a revival, with new builds and infills populating the block in each direction, and a blank slate like this is a rare find. Within walking distance in any direction, you will find amenities and attractions that mark this as one of the hottest inner-city communities. The Bow River Pathway is just south, the off-leash park north, and the community association west. Schools, parks, and playgrounds are in every direction. Local eateries just down the road along 19th Street include iconic Dairy Lane Caf   and Made by Marcus Ice Cream. SAIT is close by, as is North Hill Centre and the trendy restaurant district in Kensington. Foothills Hospital, the University of Calgary, and McMahon Stadium are all just minutes away, easily making this one of the most convenient and walkable areas of the city. Of course, cycle commuters will also love access to the bike paths into downtown, and it's only a 7-minute drive by car, too. This well-connected area is in proximity to major routes like Crowchild Trail, Memorial Drive, and Highway 1, meaning visiting friends around the city or getting out into the mountains for summer adventures or winter snow sports is also a breeze. Don't miss this prime development opportunity!