



GRASSROOTS
REALTY GROUP

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2028 5 Avenue NW
Calgary, Alberta

MLS # A2262425



\$555,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	1911 (114 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Two Bed-frames, Two China Cabinet

Discover timeless character and unbeatable location in this beautifully maintained original century home, ideally situated in one of Calgary's most desirable inner-city communities. Set on an R-CG zoned, 130-foot deep lot with a back lane, this property offers exceptional redevelopment potential while preserving its classic charm. The home features a distinctive copper roof, inviting front porch, and preserved period detailing that speaks to its early 1900s craftsmanship. Inside, you'll find warm wood accents, thoughtfully kept finishes, and a comfortable layout that blends old-world style with everyday functionality. Enjoy being just steps from 19th Street's local shops, cafés, and amenities, while still tucked away on a quiet residential street. Whether you're looking to move in and appreciate the history, hold as an investment, or plan your future build, this property is a rare West Hillhurst gem with endless possibilities.