



GRASSROOTS
REALTY GROUP

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1747 2 Avenue NW
Calgary, Alberta

MLS # A2277776



\$799,800

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	1919 (107 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: On-site appliances in "as is" condition

Fantastic Hillhurst location. An easy few blocks walk to the Kensington Village with endless amenities, restaurants, bars, coffee shops, fitness and groceries. Also just a few blocks to the walking biking paths along the Bow River. Close to schools and the downtown core. This property is ideally positioned on a low-traffic Avenue, fronting on an open field with views north to Briar Hill. Extra wide and extra deep lot…30’ x 135’ (4036 square feet). Bright and sunny south exposure rear yard. This is an ideal lot to redevelop and build your dream home. The existing house is in rough condition and is offered in “as is” condition. Schedule A must be attached to all offers.