

# \$838,800 - 2614 1 Avenue Nw, Calgary

MLS® #A2218992

**\$838,800**

5 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

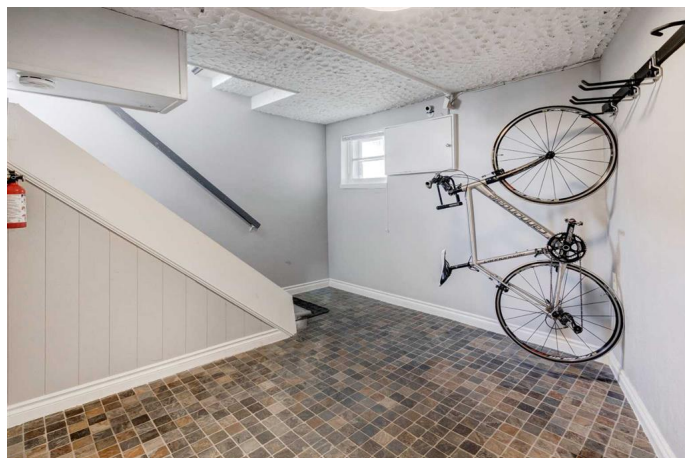
Rare find Full Size R-CG Bungalow with NEWER RENOVATIONS in West Hillhurst: featuring 3 Bedrooms up with share use of basement Laundry, and a self-contained 2 Bedrooms (Illegal) Suite down – built with a sub-floor. Oversized backyard for your Trampoline / Pool / Hot Tub, and to park your RV / boat, or to build a (Secondary) Backyard dwelling? Bright & clean in move-in conditions; rear deck with sitting benches for gathering enjoyment. A potential Cash Cow investment, or Buyer can reside in One Suite with incomes (including from Garage) to disburse mortgage & expenses - or Lot amalgamation by adjoining neighbors adding value to a potential re-development project? Easy access to everywhere (e.g. Mountains), & close proximity to River / transportation / shopping & all amenities. Tenant occupied – 24 hours – Notice req<sup>TM</sup>d.

Realtors: Please note Private Remarks & details in Listing Supplements / + 3D Virtual for Basement. (No Photo for Main)

Built in 1951

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2218992  |
| Price     | \$838,800 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,036       |
| Acres          | 0.14        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2614 1 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0C4          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                87  
Zoning                              R-CG

**Listing Details**

Listing Office                    Grand Realty

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