



THE
A-TEAM

**RE/MAX
FIRST**

2235 6 Avenue, Calgary T2N 0X1

MLS® #: **A2118148** Area: **West Hillhurst** Listing Date: **04/04/24** List Price: **\$899,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**
Lot Information
Lot Sz Ar: **5,586 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,460**
Low Sqft:
Ttl Sqft: **1,460**

DOM

45
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Interior Lot,Level,Rectangular Lot,Treed**
Park Feat: **Off Street,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Hardwood,Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Laminate Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 8`2"	Dining Room	Main	12`0" x 11`8"
Living Room	Main	12`0" x 12`0"	Family Room	Main	15`0" x 12`0"
Den	Main	12`0" x 10`0"	Laundry	Main	6`6" x 2`6"
Storage	Basement	8`0" x 6`4"	Bedroom - Primary	Upper	15`0" x 14`0"
Bedroom	Upper	15`0" x 9`8"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

5612FO

Remarks

Pub Rmks:

Situated on a canopied tree-lined street in desirable Wet Hillhurst, is this charming home. Opportunity knocks with this property that sits on a 42.9'x130' lot and is steps to fantastic schools, pool, and minutes to trendy Kensington. Insides boasts hardwood floors, a formal living room that's open to a spacious dining area. Front den with ensuite can ideally function as home office or main floor bedroom. The galley kitchen offers plenty of counter space, maple cabinetry, gas stove, large window, and leads to the rear mudroom where you'll find the main floor laundry room and a 2pc bath. At the rear of the house is a generous family room anchored by a gas fireplace and access to the South exposed back deck. Upstairs boasts two massive bedrooms with walk-in closets. The master showcases vaulted ceilings and a vanity counter with sink and separate access to the shared bathroom. The south exposed backyard includes a massive deck and an oversized detached single garage. This home is great for those looking for a renovation project, investment/holding property, or an incredible opportunity to build your dream home in a fabulous location. Close to parks, schools, shopping and easy access to downtown, this is a property that will not last!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











