



THE A-TEAM

RE/MAX FIRST

2535 7 Avenue, Calgary T2N 1A5

MLS#: A2171572 Area: West Hillhurst Listing Date: 10/09/24 List Price: \$874,500
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
City/Town: Calgary
Year Built: 1979
Finished Floor Area: 1,643 sqft
Lot Sz Ar: 3,003 sqft
Lot Shape: 7.60

DOM

55
Layout
Beds: 4 (2 2)
Baths: 3.5 (3 1)
Style: 2 and Half Storey,Up/Down

Parking

Ttl Park: 3
Garage Sz: 0

Access:
Lot Feat: Back Lane,Back Yard,City Lot,Landscaped,Level,Native Plants
Park Feat: Off Street,See Remarks

Utilities and Features

Roof: Metal
Heating: Exhaust Fan,Forced Air,Natural Gas,See Remarks
Sewer:
Ext Feat: Courtyard

Construction: Cedar
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete,See Remarks
Kitchen Appl: Bar Fridge,Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Refrigerator,See Remarks,Washer/Dryer,Window Coverings
Int Feat: Built-in Features
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Kitchen With Eating Area, 2pc Bathroom, Bedroom - Primary, 4pc Bathroom, Bedroom, Family Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Dining Room, Family Room, Loft, Bedroom, Kitchen, 3pc Ensuite bath, Bedroom.

4pc Bathroom

Lower

6`1" x 4`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

331AB

Zoning:

R-C2

Remarks

Pub Rmks:

West Hillhurst Great Rental location close to SAIT and U of C and Foothills Hospital. Lower level fully developed into a One bedroom Self contained none conforming suite. This property is registered and has operated as an AIRB&B for the past 5 years. Any and All furniture is included in the selling price . Great revenue property Financials are available for viewing upon an acceptable offer to purchase See Supplement

Inclusions:

All furnture negotable to run the AIR B&B

Property Listed By:

G.M. Bain Real Estate Services Ltd.

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











