



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**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**  
Lot Information  
Lot Sz Ar: **3,003 sqft**  
Lot Shape: **7.60**

Finished Floor Area  
Abv Sqft: **1,643**  
Low Sqft:  
Ttl Sqft: **1,643**

DOM

**115**  
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

Room	Level	Dimensions
Living Room	Main	16`2" x 14`8"
Kitchen With Eating Area	Main	12`8" x 10`0"
2pc Bathroom	Main	5`0" x 4`5"
Bedroom - Primary	Second	13`11" x 11`0"
4pc Bathroom	Second	8`11" x 8`8"
Bedroom	Lower	11`3" x 11`1"
Family Room	Lower	6`11" x 6`2"

Room	Level	Dimensions
Dining Room	Main	10`5" x 9`7"
Family Room	Main	10`4" x 9`4"
Loft	Second	12`10" x 10`3"
Bedroom	Second	10`0" x 8`11"
Kitchen	Lower	12`2" x 5`4"
3pc Ensuite bath	Lower	5`8" x 4`10"
Bedroom	Lower	10`4" x 9`3"

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 was registered and has operated as an AIRB&B for the past 5 years.Lic-Expired Dec 2024. 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 furntue 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**











