



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1905 6 Avenue, Calgary T2N 0W4**

MLS® #: **A2172642**      Area: **West Hillhurst**      Listing Date: **10/11/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$30k, 09-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1947**  
Lot Information  
 Lot Sz Ar: **4,962 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **997**  
 Low Sqft:  
 Ttl Sqft: **997**

DOM

**71**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **1 and Half Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Sunroom/Solarium	Main	15`9" x 5`8"	Kitchen With Eating Area	Main	13`1" x 10`8"
Living Room	Main	14`5" x 10`4"	Bedroom - Primary	Main	12`3" x 8`4"
Bedroom	Upper	12`10" x 10`9"	Bedroom	Upper	10`4" x 8`4"
Den	Lower	10`2" x 7`11"	Other	Lower	10`7" x 8`1"
4pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Upper	0`0" x 0`0"

2pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1435GB**

Zoning:

**R-CG**

Remarks

Pub Rmks:

**Incredible Investment Opportunity in Desirable West Hillhurst! Sitting on a spacious 461 square meter lot, this property offers limitless potential for redevelopment, renovating, or building your dream home. With a large double garage and ample yard space, it's a rare find in one of Calgary's top neighborhoods. The location is second to none—situated directly across the street from the outdoor pool, community centre, tennis courts, and ball diamonds. Plus, it's just a 1-minute walk to the local high school, making it ideal for families or rental tenants. West Hillhurst is known for its vibrant community, close proximity to downtown, parks, pubs and coffee shops, and excellent amenities. This is your chance to secure a prime property in one of Calgary's most sought-after areas! Professionally appraised at 650k. Don't miss out on this fantastic investment opportunity.**

Inclusions:

Property Listed By:

**Window coverings**

**RE/MAX Realty Professionals**

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





