



THE
A-TEAM

**RE/MAX
FIRST**

2609 5 Avenue, Calgary T2N0T7

MLS® #: **A2173472**

Area: **West Hillhurst**

Listing Date: **10/18/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,039**
Low Sqft:
Ttl Sqft: **1,039**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting,Paved,Private,Rectangular Lot**
Park Feat: **Double Garage Detached,On Street,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Range Hood,Washer**
Int Feat: **Natural Woodwork**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------|-----------------|----------------------|--------------------------|-----------------|----------------------|
| Kitchen | Main | 14`6" x 13`0" | Living Room | Main | 21`6" x 12`0" |
| Laundry | Basement | 20`0" x 13`6" | Family Room | Basement | 17`6" x 11`0" |
| Kitchenette | Basement | 15`6" x 8`6" | Bedroom - Primary | Main | 13`0" x 11`0" |
| Bedroom | Main | 10`6" x 10`0" | Bedroom | Main | 11`6" x 8`6" |
| Bedroom | Basement | 12`0" x 11`0" | 3pc Bathroom | Basement | 5`6" x 5`0" |

4pc Bathroom

Main

8`0" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

331AB

Zoning:
R-CG

Remarks

Pub Rmks: **Location! Location! Location! Attention developers and investors. Prime 50 x 120 development lot with sunny SOUTH FACING BACKYARD located in one of the most desirable communities in the city, West Hillhurst. Situated steps to Helicopter Park, the Bow River (away from the flood zone), Foothills Hospital, Alberta Children's Hospital, University of Calgary, Downtown and trendy Kensington. This is an amazing opportunity for inner-city re-development or investment. Don't miss out on this elite opportunity! Call today!**

Inclusions:
Property Listed By: **N/A. SOLD AS IS WHERE IS
eXp Realty**

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



