



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

4
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		Zoning: R-CG	
Legal Desc:	331AB		Remarks
Pub Rmks:	* OPEN HOUSE THIS SATURDAY FROM 1:30pm - 4:00pm * 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:	N/A. SOLD AS IS WHERE IS		
Property Listed By:	eXp Realty		

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



