



THE
A-TEAM

**RE/MAX
FIRST**

2232 5 Avenue, Calgary T2N 0S7

MLS®#: **A2184903**

Area: **West Hillhurst**

Listing Date: **01/03/25**

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1911**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **843**
Low Sqft:
Ttl Sqft: **843**

DOM

19
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Garden,Landscaped,Private,Rectangular Lot**
Park Feat: **Garage Faces Rear,On Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air**
Sewer:
Ext Feat: **Covered Courtyard,Garden**

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

Kitchen Appl: **Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,See Remarks,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`5" x 5`10"	Bedroom - Primary	Main	13`5" x 11`4"
Dining Room	Main	9`6" x 5`7"	Kitchen	Main	11`1" x 11`4"
Living Room	Main	16`10" x 20`11"	Sunroom/Solarium	Main	17`4" x 5`6"
Den	Basement	8`0" x 10`0"	Den	Basement	7`11" x 11`2"
2pc Bathroom	Basement	8`10" x 4`10"	Game Room	Basement	12`4" x 14`1"
Storage	Basement	7`10" x 9`11"	Furnace/Utility Room	Basement	8`5" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

710N

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to the desirable inner-city neighborhood of West Hillhurst. This lovely century bungalow offers a delightful blend of character and timeless charm, situated on a landscaped 25'x130' lot. A covered porch area welcomes your guests. The bright and spacious living/dining room provides plenty of room for family gatherings & entertaining. Functional well laid-out kitchen, 4-piece bathroom, and a generously sized primary bedroom complete the main level. The separate entrance to the partially developed basement which includes a recently developed flex space, cozy den (not an egress window), and convenient 2-piece powder/laundry room plus storage. Recent updates such as a newer furnace, water heater, updated electrical, and new windows. Outside, enjoy the large single detached garage, a private covered patio in the backyard, and a fenced, sunny front south-facing front garden filled with vibrant perennials like roses, irises, and peonies. Close to parks, schools, outstanding restaurants, pubs, trendy shops, and a short walk to downtown & Bow River path. Short drive to Foothills Hospital, SAIT and the U of C. Quick easy access to Transit, Crowchild and Memorial Drive. This lovely home offers the perfect mix of old world charm and amazing convenient urban experience.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Complete Realty

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











2232 5 Ave NW, Calgary, AB

Main Floor Exterior Area 843.31 sq ft
Excluded Area 132.31 sq ft



PREPARED: 2024/01/03



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2232 5 Ave NW, Calgary, AB

Basement (Below Grade) Exterior Area 222.08 sq ft
Excluded Area 207.48 sq ft



PREPARED: 2024/01/03



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