

2232 5 Avenue, Calgary T2N 0S7

MLS®#: **A2184903** Area: **West Hillhurst** Listing **01/03/25** List Price: **\$599,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary

Year Built: **1911**Lot Information

Lot Sz Ar: Lot Shape:

3,250 sqft

Access:

Lot Feat: Park Feat: Residential DOM 19

Layout Finished Floor Area Beds:

843

Low Sqft: Ttl Sqft: **843**

Abv Saft:

<u>Parking</u>

Baths:

Style:

Ttl Park: 1
Garage Sz: 1

1(1)

1.5 (1 1)

Bungalow

Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private, Rectangular Lot 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	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: Zoning: Fee Simple R-CG

Legal Desc: 710N

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: N/A

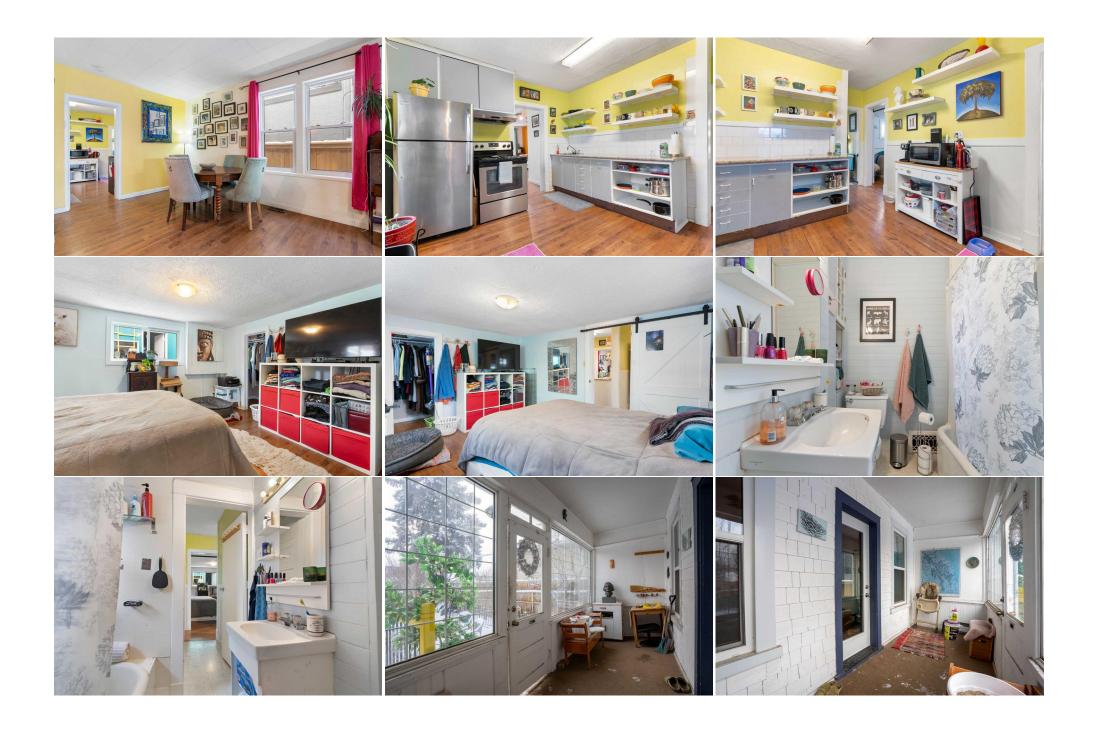
Property Listed By: RE/MAX Complete Realty

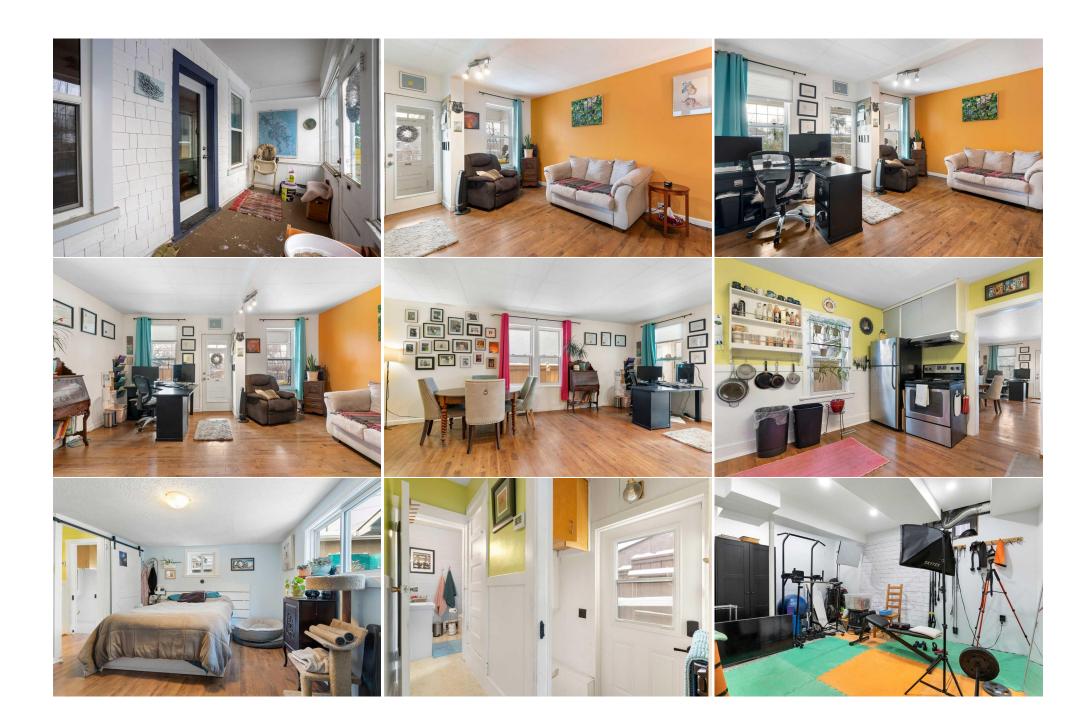
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















2232 5 Ave NW, Calgary, AB

Main Floor Exterior Area 843.31 sq ft Excluded Area 112.13 sq ft







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