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2614 1 Avenue NW
Calgary, Alberta

MLS # A2218992



\$838,800

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | West Hillhurst | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,036 sq.ft. | Age: | 1951 (74 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: (Basement) 2nd Refrigerator, Stove & Microwave

Rare find Full Size R-CG Bungalow with NEWER RENOVATIONS in West Hillhurst: featuring 3 Bedrooms up with share use of basement Laundry, and a self-contained 2 Bedrooms (Illegal) Suite down & built with a sub-floor. Oversized backyard for your Trampoline / Pool / Hot Tub, and to park your RV / boat, or to build a (Secondary) Backyard dwelling? Bright & clean in move-in conditions; rear deck with sitting benches for gathering enjoyment. A potential Cash Cow investment, or Buyer can reside in One Suite with incomes (including from Garage) to disburse mortgage & expenses - or Lot amalgamation by adjoining neighbors adding value to a potential re-development project? Easy access to everywhere (e.g. Mountains), & close proximity to River / transportation / shopping & all amenities. Tenant occupied & 24 hours' Notice req'd. Realtors: Please note Private Remarks & details in Listing Supplements / + 3D Virtual for Basement. (No Photo for Main)