

2712 5 Avenue NW  
Calgary, Alberta

MLS # A2218148



**\$899,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized, Side By Side		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Rectangular Lot, Str		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wood Counters		

**Inclusions:** Second refrigerator, garden shed, front window awning, garage shelving.

Incredible West Hillhurst location to live up rent down or develop this inner city gem, located half a block from green space and playground. Situated on a perfect city lot spanning 50' by 120', this well maintained bungalow has a total 1852 sq ft of living space with two separate dwellings or develop with your dream plans. Each unit in this home has a kitchen, dining area and large living room. The upper unit has 3 bedrooms and 1 family bathroom. The lower unit has 1 bedroom, a den, and 1 bathroom. There is shared laundry room on the lower level. Out back the sunny yard has garden beds and a spacious deck and patio with plenty of room for seasonal outdoor living. The two car garage is extra deep with room for all your gear. A prime location in an active inner city community, close to downtown and the Bow River pathway system. Just steps to great schools, Helicopter Playpark, Karl Baker off-leash dog park, and the vibrant shopping and dining options along 19th Street and Kensington Road. Nearby amenities include the Foothills and Children's Hospitals, University of Calgary, Southern Alberta Institute of Technology, Alberta University of the Arts, West Hillhurst Community Association and Bowview Outdoor Pool. Easy access to public transit and major roadways. Don't miss this opportunity to own in desirable West Hillhurst.