

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

Floors: Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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)