

# \$899,900 - 2712 5 Avenue Nw, Calgary

MLS® #A2218148

**\$899,900**

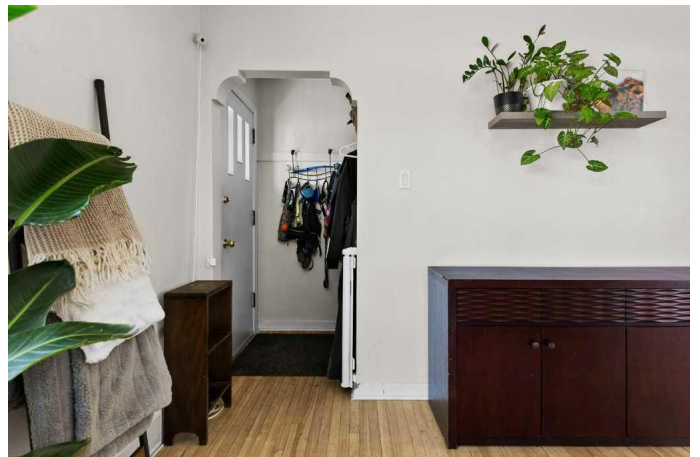
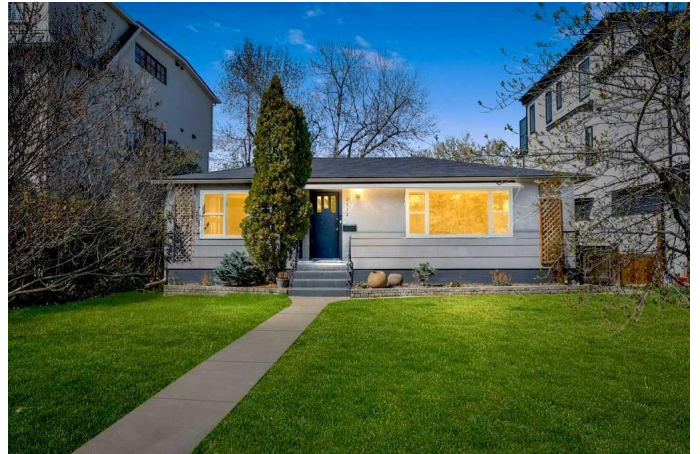
4 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

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.



Built in 1951

## Essential Information

MLS® #	A2218148
Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2712 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0T8

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized, Side By Side
# of Garages	2
Has Pool	Yes

## Interior

Interior Features	Closet Organizers, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Permeable Paving
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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