

\$240,000 - 4, 2220 7 Avenue Nw, Calgary

MLS® #A2259827

\$240,000

2 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Tucked away on a peaceful street, this well maintained hidden gem offers the perfect blend of privacy and convenience. Backing directly onto Grasshopper Hill with walking paths and an off-leash dog park, the setting feels like a nature retreatâ€”yet youâ€™re just minutes from downtown. Whether youâ€™re a first-time buyer seeking an affordable home or an investor looking for an excellent rental, this property delivers exceptional value on a million-dollar street. Inside, this top floor/corner unit, discover a bright, two-bedroom, one-bathroom condo designed for comfortable living. The open-concept layout creates a spacious feel, ideal for both relaxing and entertaining. With only four residential units above three quiet commercial spaces (hair salon, psychology centre and wellness/chiropractic clinic), youâ€™ll enjoy remarkable privacy and a calm atmosphere rarely found in the city. Extras include assigned & visitor parking, in-unit storage, an additional locker downstairs, and free common-area laundry with limited, secure accessâ€”always clean and ready when you need it. Freshly painted and professionally cleaned, the home is turn-key and ready for your personal touches. Enjoy the vibrant West Hillhurst lifestyle: community centre, outdoor pool, parks, coffee shops, and restaurants all within walking distance. Plus, youâ€™re just minutes to SAIT, the University of Calgary, the Childrenâ€™s and Foothills hospitals, and major roadways. This bright and private home



truly has it all. Come see it todayâ€”your urban retreat awaits!

Built in 1976

Essential Information

MLS® #	A2259827
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4, 2220 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z6

Amenities

Amenities	Snow Removal, Storage, Visitor Parking, Dog Park, Laundry
Parking Spaces	1
Parking	Additional Parking, Off Street, Outside, Stall, Parking Lot

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	2

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	3
Zoning	C-N1

Listing Details

Listing Office	Paramount Real Estate Corporation
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