

# \$838,800 - 2614 1 Avenue Nw, Calgary

MLS® #A2218992

**\$838,800**

5 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

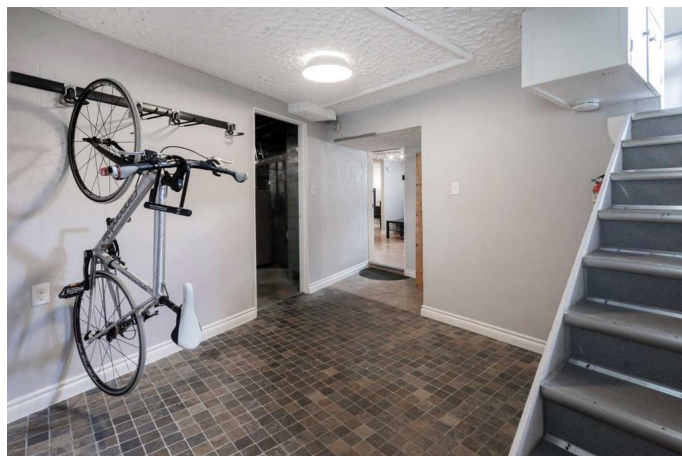
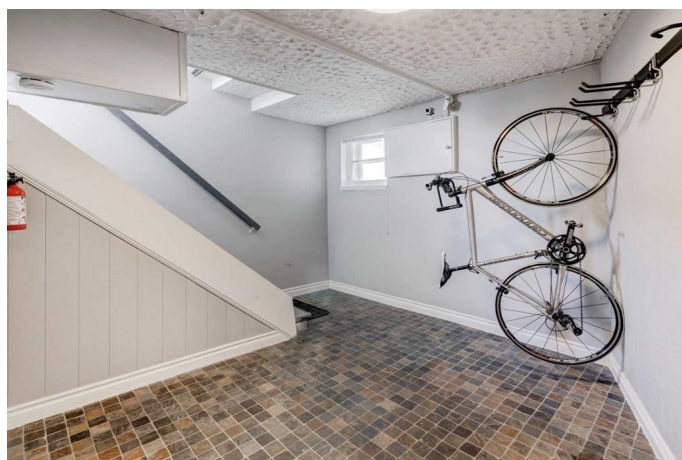
Rare find Full Size R-CG Bungalow with NEWER RENOVATIONS in West Hillhurst: featuring 3 Bedrooms up with share use of basement Laundry, and a self-contained 2 Bedrooms (Illegal) Suite down – built with a sub-floor. Oversized backyard for your Trampoline / Pool / Hot Tub, and to park your RV / boat, or 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 reqd.

Realtors: Please note Private Remarks & details in Listing Supplements / + 3D Virtual for Basement. (No Photo for Main)

Built in 1951

## Essential Information

MLS® #	A2218992
Price	\$838,800
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,036
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2614 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C4

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                75  
Zoning                              R-CG

**Listing Details**

Listing Office                    Grand Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.