

# \$810,000 - 2614 1 Avenue Nw, Calgary

MLS® #A2254490

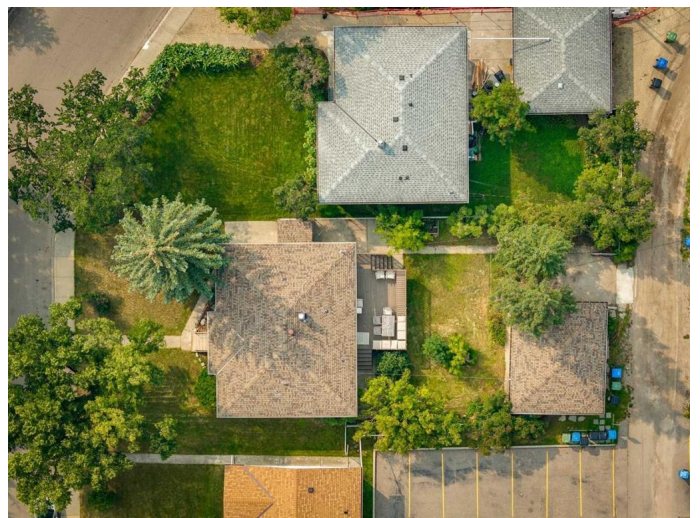
**\$810,000**

5 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Prime West Hillhurst Location: Investor's Dream! Situated on a massive 50' x 120' R-CG zoned lot just one block from the amazing Bow River (think walk to go fly fishing after work!), this bungalow offers the perfect blend of redevelopment potential, rental income, and inner-city lifestyle. The main floor is filled with natural light and features 3 spacious bedrooms with beautiful hardwood flooring, while the basement offers a fully separate illegal suite with its own entrance, kitchen, living room, two bedrooms, and full bathroom with shower, plus shared laundry. Outside, the property features even more value with a double detached garage off the lane, a pull-through gate for a trailer or extra parking next to the garage, a large back deck with built-in bench seating, a lower patio, and an expansive mainly fenced backyard surrounded by mature trees in this highly sought-after neighbourhood. A separate side entrance with its own covered entry provides added convenience for the basement. The location is unbeatable - steps to the Bow River's newly upgraded biking and walking paths, two blocks from a playground, and just a short stroll to shops and everyday amenities, including a brand-new grocery store just a 4-minute drive away. Families will love access to top-rated schools, including Hillhurst School (K-6) and Queen Elizabeth High School (Grades 7-12), while professionals will appreciate the quick commute to downtown, vibrant Kensington, and easy access to both



Foothills Medical Centre and the Alberta Children’s Hospital. Whether you are a developer, investor, or buyer seeking an incredible inner-city opportunity, this West Hillhurst gem delivers exceptional value and lifestyle. Book your showing today and don’t miss out on this rare find!

Built in 1951

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254490    |
| Price          | \$810,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,038       |
| 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 | 4                                                                                                                    |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Off Street, RV Access/Parking |
| # of Garages   | 2                                                                                                                    |

Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance, Storage                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Suite                                                |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Stucco, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 22                  |
| Zoning         | R-CG                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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