

2311 2 Avenue NW

Calgary, Alberta

MLS # A2213419



\$639,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Pantry		
Inclusions:	N/A		

Dreaming of life in a vibrant inner-city neighbourhood? Whether you're settling in, investing, or planning for the future, this home offers the perfect blend of character and opportunity. This R-CG zoned gem in WEST HILLHURST sits on a lengthy 25 x 130 ft lot—and it might just be the one! From the moment you step onto the front veranda, this home welcomes you in with warmth and character. Inside, you’ll find classic hardwood floors, exposed brick, and a sunken great room with vaulted ceilings and a cozy wood-burning fireplace. There are two bedrooms, a 4-piece bath, a front sitting area with bay window, a dining space, and a thoughtfully updated kitchen featuring stainless steel appliances, GRANITE counters, ample cabinetry with pull out drawers and a pantry. The great room overlooks the sunny, south-facing backyard with a composite deck, gas line for BBQ, pergola, heated double garage, (2013) and a paved alley. Crack the back door and let the breeze roll in—the Phantom screen makes it easy to enjoy fresh air anytime. Downstairs, the unfinished basement offers a dedicated laundry area and room for extra storage. But what truly sets this home apart? The LOCATION! Just a few blocks from vibrant Kensington, you’re steps from Calgary’s best coffee shops, restaurants, and boutique shopping—not to mention the Bow River pathways, public transit, and downtown. Whether you move in, rent it out, or explore future development plans, this century-old beauty offers flexibility—and a fantastic place to start.