

2719 1 Avenue NW
Calgary, Alberta

MLS # A2214087



\$859,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Single G		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Separate Entrance, Storage, Vinyl Windows		

Inclusions:
Closet at front door, fridge, stove, dishwasher, hood fan, washer & dryer, all window coverings, garage opener & 2 remotes; basement: fridge, stove, dishwasher

ONE BLOCK TO THE BOW RIVER & BIKE PATH (NO ROAD NOISE) | ILLEGAL SUITE (GREAT HOLDING PROPERTY) | DEVELOPMENT OPPORTUNITY OR MOVE IN | Welcome to this charming bungalow situated on a 61' (50' perpendicular) wide x 110' deep lot in the heart of West Hillhurst, one of Calgary's most beloved inner-city communities. This south-facing property sits on a rare street composed entirely of detached homes, offering not only quiet and privacy but also exceptional long-term value in a location rich with potential. With the road's unique angle shaped by the nearby Bow River, the streetscape promises enduring architectural interest, and the fact that multiple long-term residents have lived here for over 50 or 60 years speaks volumes about the livability of this exceptional pocket. Move-in ready and well maintained, the home features elegant crown moulding and a sun-filled living room with a large picture window. The updated kitchen features stainless steel appliances (with a new dishwasher in 2024) and opens to a bright, tile-floored dining area/sunroom warmed by a gas heater, where 2 patio doors lead to a covered deck with a gas BBQ hook-up - ideal for entertaining or relaxing in any weather. The main floor offers 3 bedrooms and a full bathroom with stylish wainscoting and durable tile, while the finished basement adds 2 oversized bedrooms, a recreation area, a second full bathroom with tub/shower combo, and a fully equipped kitchen with a breakfast bar and separate entrance - making it easily suited for future rental income or multi-generational living. This home is perfect for a homeowner who wants immediate comfort with future flexibility, whether to create a legal suite, expand, or eventually build their dream home in a premier location. Recent upgrades include a new hot water tank (2024), shingles (2020), updated

lighting, washer (2019), furnace (2010), humidifier (approx. 2016), and replaced exterior doors (including garage man door) and brick patio (2013&ndash;2014). The sunny backyard is spacious and private, while a single detached garage off the alley preserves yard space for kids, pets, or future landscaping. Located less than a minute's jog from the Bow River Pathway (with a crosswalk for safety), this unbeatable location is also close distance to the Foothills and Children&rsquo;s Hospitals, the University of Calgary, and just minutes from Kensington&rsquo;s shops, restaurants, and culture, with quick access to Crowchild Trail, Memorial Drive, top-rated schools, and local parks including the popular Helicopter Park. Whether you are a homeowner ready to settle in, an investor looking for land-value appreciation and rental potential, or a developer seeking a premium lot with limitless possibilities, this West Hillhurst gem is ready to inspire its next chapter.