

# \$849,900 - 2719 1 Avenue Nw, Calgary

MLS® #A2214087

**\$849,900**

5 Bedroom, 2.00 Bathroom, 1,071 sqft  
Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

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 north-facing property (south-facing backyard!) 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 - a secondary suite would be subject to approval and permitting by the city. This home is perfect for a homeowner who wants immediate comfort with future flexibility, whether to create a legal suite (subject to approval by the city), 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 (2013-2014). 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's Hospitals, the University of Calgary, and just minutes from Kensington'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.

Built in 1953

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2214087  |
| Price      | \$849,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Square Footage | 1,071       |
| Acres          | 0.13        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2719 1 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0C7          |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Single Garage Detached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Separate Entrance, Storage, Vinyl Windows                   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 38               |
| Zoning         | R-CG             |

### **Listing Details**

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

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