$859,900 - 2719 1 Avenue Nw, Calgary

MLS® #A2214087

$859,900

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 Calgaryâ€™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 roadâ€™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 wainscotting 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 (2013â€“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 Childrenâ€™s Hospitals, the University of Calgary, and just minutes from Kensingtonâ€™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	$859,900
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	Garage Door Opener, Off Street, Single Garage Detached, Alley Access, Garage Faces Rear
# 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	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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