

\$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 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 (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

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

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Separate Entrance, Storage, Vinyl Windows, Bar |
| 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, Landscaped, Lawn, Level, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 22 |
| Zoning | R-CG |

Listing Details

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

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