



2820 1 Avenue Calgary Alberta

\$779,000

GREAT opportunity - 2820 1 Ave - SUBDIVIDABLE R-C2 56x110 lot LOCATED ON QUIET CUL-DE-SAC AVENUE IN WEST HILLHURST - Seller can include their original development plans for the next owner - Plans were for Attached infill - one side with detached garage in rear, the other with attached underdrive garage - however, you can also redesign to your own vision. The home is incredible on its own - as it was substantially remodeled/renovated from 2012 onwards - including insulation, electrical and plumbing - making this 3 bedroom 2 full bathroom home an excellent prospect to live in or rent out in this AMAZING WEST HILLHURST LOCATION - one block from the River, steps to Helicopter Park, close to Foothills Hospital & with quick easy access to downtown and trendy Kensington shops & restaurants. Main floor features a front living area, renovated kitchen with dining area and two large bedrooms with 5 piece bathroom. Basement can host a separate entrance and features a 3rd bedroom, living area, office space and second 5 piece bathroom, plus laundry and storage. The lot is SPECTACULAR - the front yard features a large driveway for parking and is a gardeners delight with mature vegetable planters and flower/perennial beds. The backyard features multiple deck/patio areas, and an outside studio/accessory building. This home is a wonderful choice in a great neighborhood, live, rent or develop - your investment - and as a bonus you are also investing in your future as this R-C2 lot is a fantastic opportunity for the discerning buyer. (id:6769)

Bedroom 3.61 M x 4.85 M

Recreational, Games room 3.53 M x 4.78 M

Furnace 1.85 M x 2.44 M

Office 3.61 M x 3.63 M

Storage 3.76 M x 3.58 M

5pc Bathroom 1.63 M x 3.07 M

5pc Bathroom 2.77 M x 1.47 M

Kitchen 3.81 M x 3.91 M

Primary Bedroom 3.79 M x 3.28 M

Bedroom 3.79 M x 3.28 M

Living room 3.79 M x 5.26 M

Listing Presented By:



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Mirror

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