



## 2609 5 Avenue Calgary Alberta

\$899,900

Location! Location! Location! Attention developers and investors. Prime 50 x 120 development lot with sunny SOUTH FACING BACKYARD located in one of the most desirable communities in the city, West Hillhurst. Situated steps to Helicopter Park, the Bow River (away from the flood zone), Foothills Hospital, Alberta Children's Hospital, University of Calgary, Downtown and trendy Kensington. This is an amazing opportunity for inner-city re-development or investment. Don't miss out on this elite opportunity! Call today! (id:6769)

Laundry room 20.00 Ft x 13.50 Ft

Family room 17.50 Ft x 11.00 Ft

Other 15.50 Ft x 8.50 Ft

Bedroom 12.00 Ft x 11.00 Ft

3pc Bathroom 5.50 Ft x 5.00 Ft

Kitchen 14.50 Ft x 13.00 Ft

Living room 21.50 Ft x 12.00 Ft

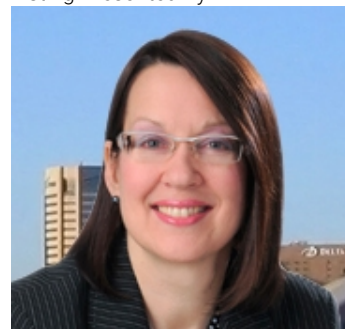
Primary Bedroom 13.00 Ft x 11.00 Ft

Bedroom 10.50 Ft x 10.00 Ft

Bedroom 11.50 Ft x 8.50 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://www.sampatel.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
[ctimos@telus.net](mailto:ctimos@telus.net)