



## 2614 1 Avenue Calgary Alberta

\$838,800

Rare find Full Size R-CG Bungalow with NEWER RENOVATIONS in West Hillhurst: featuring 3 Bedrooms up with share use of basement Laundry, and a self-contained 2 Bedrooms (Illegal) Suite down - built with a sub-floor. Oversized backyard for your Trampoline / Pool / Hot Tub, and to park your RV / boat, or to build a (Secondary) Backyard dwelling? Bright & clean in move-in conditions; rear deck with sitting benches for gathering enjoyment. A potential Cash Cow investment, or Buyer can reside in One Suite with incomes (including from Garage) to disburse mortgage & expenses - or Lot amalgamation by adjoining neighbors adding value to a potential re-development project? Easy access to everywhere (e.g. Mountains), & close proximity to River / transportation / shopping & all amenities. Tenant occupied - 24 hours' Notice req'd. Realtors: Please note Private Remarks & details in Listing Supplements / + 3D Virtual for Basement. (No Photo for Main) (id:6769)

3pc Bathroom 12.75 Ft x 3.58 Ft

Bedroom 13.00 Ft x 9.92 Ft

Bedroom 12.75 Ft x 10.00 Ft

Kitchen 12.75 Ft x 7.83 Ft

Living room 12.83 Ft x 11.92 Ft

Furnace 14.25 Ft x 13.25 Ft

4pc Bathroom 6.67 Ft x 4.92 Ft

Bedroom 10.08 Ft x 8.83 Ft

Bedroom 10.17 Ft x 10.17 Ft

Kitchen 15.92 Ft x 13.17 Ft

Living room 18.17 Ft x 13.00 Ft

Primary Bedroom 12.83 Ft x 11.25 Ft

Other 8.50 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca