



## 2618 1 Avenue Calgary Alberta

\$829,000

Are you looking for an INVESTMENT PROPERTY / LIVE UP - RENT DOWN / in an INNER CITY Neighborhood with traditional HUGE LOT SIZE for potential RE-DEVELOPMENT? Look no further ! Welcome to this beautiful RAISED BUNGALOW with almost 1,900 sqft of living space, 2 very good size bedrooms up stair, large dining room (which you may turn into a bedroom) and spacious living room. There is a SEPARATE ENTRANCE which leads to basement where you find a large common laundry, a KITCHENETTE and another 2 good size bedrooms with a rec room (which again you can turn it into another bedroom). There are plenty of light coming through all BIG WINDOWS from both main floor to basement. PARKING will never be an issue with a long driveway and a DOUBLE GARAGE, also plenty of parking on street. Talk about LOCATION, this is a RC2 Zoning in a very desirable community of West Hillhurst, just ONE BLOCK away from Bow River Pathway, located on a quiet street close to many schools, shopping options, Kensington, Foothills Hospital, University of Calgary as well as many bike and walking paths. The roof, furnace and hot water tank has just been replaced. Don't miss this opportunity to own an AMAZING PROPERTY ! (id:6769)

Recreational, Games room 8.83 Ft x 12.83 Ft

Kitchen 11.17 Ft x 12.83 Ft

Laundry room 10.50 Ft x 10.75 Ft

Bedroom 14.92 Ft x 11.00 Ft

Bedroom 12.75 Ft x 10.08 Ft

4pc Bathroom 5.67 Ft x 6.58 Ft

Bedroom 11.08 Ft x 10.75 Ft

Primary Bedroom 10.58 Ft x 13.83 Ft

4pc Bathroom 6.58 Ft x 7.25 Ft

Kitchen 10.92 Ft x 11.08 Ft

Dining room 10.92 Ft x 9.25 Ft

Living room 13.83 Ft x 17.00 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY



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