

2111 5 Avenue Calgary Alberta

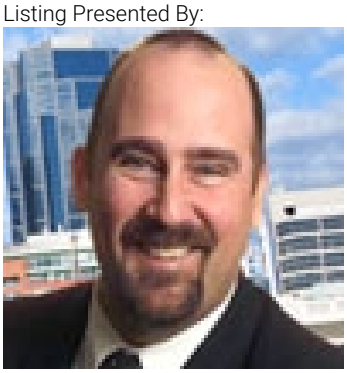
$649,900

Located in sought-after West Hillhurst, this detached home with an illegal suite offers an exceptional inner-city opportunity, with flexibility to rent both the upper and lower living areas or live in one and rent the other. Each living area has its own private entrance and full kitchen, with two bedrooms upstairs and one downstairs. Both living areas are vacant, allowing for immediate possession. Set on a 37.5' x 130' R-C2 lot, the property features a large, fully fenced backyard, a large back deck, and a detached double garage with rear lane access. The R-C2 zoning and lane access add appeal from a future site-planning perspective. The front deck and railings have been recently updated, the main floor and basement both have brand-new flooring, and the entire property has been freshly repainted. A grocery store is nearby on Kensington Road, along with Kensington's independent shops, cafes and restaurants. Queen Elizabeth School and Queen Elizabeth High School are nearby, as is the West Hillhurst Community Association, offering an arena, gymnasium, fitness centre, squash, tennis and pickleball facilities. The Bow River pathway system and Sunnyside CTrain Station are also close by, with convenient access to downtown Calgary and Foothills Medical Centre. (id:6769)

Living room 18.08 Ft x 11.92 Ft
Kitchen 11.92 Ft x 11.75 Ft
Bedroom 12.67 Ft x 10.92 Ft
4pc Bathroom 7.67 Ft x 4.92 Ft
Kitchen 12.50 Ft x 8.50 Ft
Breakfast 7.00 Ft x 6.00 Ft

Living room 18.67 Ft x 12.50 Ft
Foyer 5.08 Ft x 3.08 Ft
Primary Bedroom 13.17 Ft x 11.75 Ft
Bedroom 12.00 Ft x 11.75 Ft
4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



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