



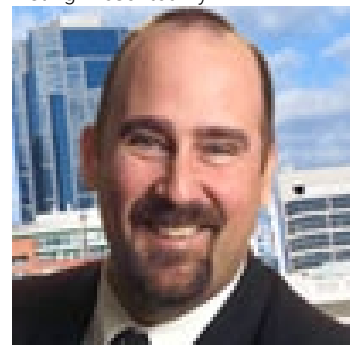
# 2232 5 Avenue Calgary Alberta

\$599,900

Welcome to the desirable inner-city neighborhood of West Hillhurst. This lovely century bungalow offers a delightful blend of character and timeless charm, situated on a landscaped 25'x130' lot. A covered porch area welcomes your guests. The bright and spacious living/dining room provides plenty of room for family gatherings & entertaining. Functional well laid-out kitchen, 4-piece bathroom, and a generously sized primary bedroom complete the main level. The separate entrance to the partially developed basement which includes a recently developed flex space, cozy den (not an egress window), and convenient 2-piece powder/laundry room plus storage. Recent updates such as a newer furnace, water heater, updated electrical, and new windows. Outside, enjoy the large single detached garage, a private covered patio in the backyard, and a fenced, sunny front south-facing front garden filled with vibrant perennials like roses, irises, and peonies. Close to parks, schools, outstanding restaurants, pubs, trendy shops, and a short walk to downtown & Bow River path. Short drive to Foothills Hospital, SAIT and the U of C. Quick easy access to Transit, Crowchild and Memorial Drive. This lovely home offers the perfect mix of old world charm and amazing convenient urban experience. (id:6769)

- Den 8.00 Ft x 10.00 Ft
- Den 7.92 Ft x 11.17 Ft
- 2pc Bathroom 8.83 Ft x 4.83 Ft
- Recreational, Games room 12.33 Ft x 14.08 Ft
- Storage 7.83 Ft x 9.92 Ft
- Furnace 8.42 Ft x 4.58 Ft
- 4pc Bathroom 6.42 Ft x 5.83 Ft
- Primary Bedroom 13.42 Ft x 11.33 Ft
- Dining room 9.50 Ft x 5.58 Ft
- Kitchen 11.08 Ft x 11.33 Ft
- Living room 16.83 Ft x 20.92 Ft
- Sunroom 17.33 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca