

\$874,500 - 2535 7 Avenue Nw, Calgary

MLS® #A2171572

\$874,500

4 Bedroom, 4.00 Bathroom, 1,643 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

West Hillhurst Great Rental location close to SAIT and U of C and Foothills Hospital. Lower level fully developed into a One bedroom Self contained none conforming suite. This property was registered and has operated as an AIRB&B for the past 5 years.Lic-Expired Dec 2024. Any and All furniture is included in the selling price . Great revenue property Financials are available for viewing upon an acceptable offer to purchase See Supplement

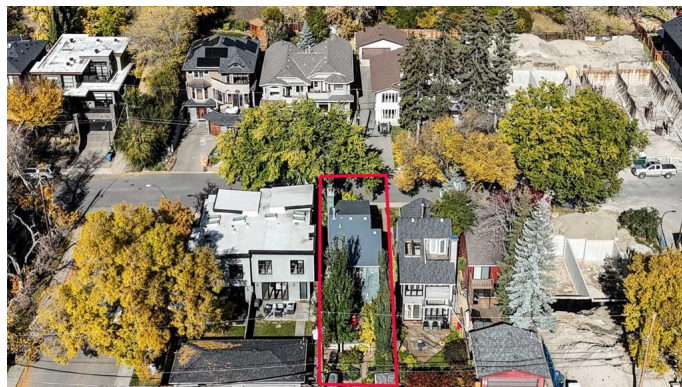
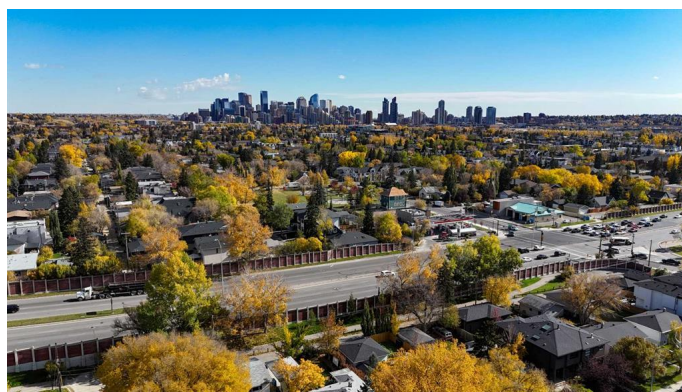
Built in 1979

Essential Information

| | |
|----------------|----------------------------|
| MLS® # | A2171572 |
| Price | \$874,500 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,643 |
| Acres | 0.07 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 and Half Storey, Up/Down |
| Status | Active |

Community Information

Address 2535 7 Avenue Nw



| | |
|-------------|----------------|
| Subdivision | West Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 1A5 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 3 |
| Parking | Off Street, See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Built-In Oven, Electric Cooktop, Microwave, See Remarks, Window Coverings |
| Heating | Forced Air, Exhaust Fan, Natural Gas, See Remarks |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Decorative, Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard |
| Lot Description | Back Lane, Back Yard, City Lot, Landscaped, Level, Native Plants |
| Roof | Metal |
| Construction | Cedar |
| Foundation | Poured Concrete, See Remarks |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 9th, 2024 |
| Days on Market | 174 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|-------------------------------------|
| Listing Office | G.M. Bain Real Estate Services Ltd. |
|----------------|-------------------------------------|

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