$845,900 - 2535 7 Avenue Nw, Calgary

MLS® #A2171572

$845,900
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	$845,900
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	Refrigerator, Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Microwave, See Remarks, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Exhaust Fan, 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	Landscaped, Back Lane, Back Yard, City Lot, Level, Native Plants
Roof	Metal
Construction	Cedar
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	October 9th, 2024
Days on Market	204
Zoning	R-C2

Listing Details

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

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