

# \$639,900 - 2311 2 Avenue Nw, Calgary

MLS® #A2213419

**\$639,900**

2 Bedroom, 1.00 Bathroom, 1,073 sqft

Residential on 0.07 Acres

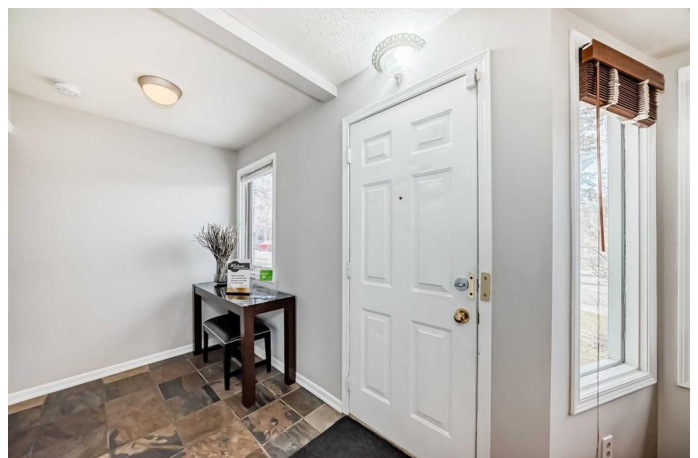
West Hillhurst, Calgary, Alberta

Dreaming of life in a vibrant inner-city neighbourhood? Whether you're settling in, investing, or planning for the future, this home offers the perfect blend of character and opportunity. This R-CG zoned gem in WEST HILLHURST sits on a lengthy 25 x 130 ft lot—and it might just be the one!

From the moment you step onto the front veranda, this home welcomes you in with warmth and character. Inside, you'll find classic hardwood floors, exposed brick, and a sunken great room with vaulted ceilings and a cozy wood-burning fireplace. There are two bedrooms, a 4-piece bath, a front sitting area with bay window, a dining space, and a thoughtfully updated kitchen featuring stainless steel appliances, GRANITE counters, ample cabinetry with pull out drawers and a pantry.

The great room overlooks the sunny, south-facing backyard with a composite deck, gas line for BBQ, pergola, heated double garage, (2013) and a paved alley. Crack the back door and let the breeze roll in—the Phantom screen makes it easy to enjoy fresh air anytime. Downstairs, the unfinished basement offers a dedicated laundry area and room for extra storage.

But what truly sets this home apart? The LOCATION! Just a few blocks from vibrant Kensington, you're steps from Calgary's best coffee shops, restaurants, and boutique shopping—not to mention the Bow River pathways, public transit, and



downtown.  
Whether you move in, rent it out, or explore future development plans, this century-old beauty offers flexibility”and a fantastic place to start.

Built in 1912

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213419    |
| Price          | \$639,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,073       |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2311 2 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0H3          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Pantry                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Unfinished, Partial     |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Lighting                                               |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stucco, Vinyl Siding, Wood Frame                       |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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