

# \$1,050,000 - 2412 1 Avenue Nw, Calgary

MLS® #A2235655

**\$1,050,000**

5 Bedroom, 2.00 Bathroom, 1,374 sqft

Residential on 0.15 Acres

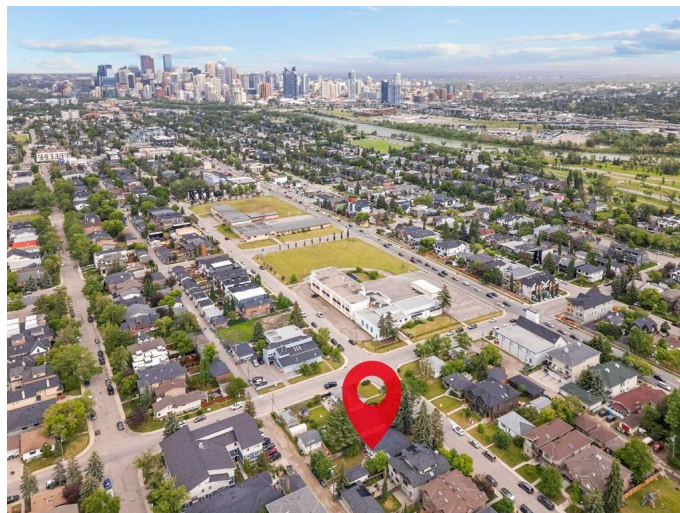
West Hillhurst, Calgary, Alberta

Exceptional 50â€™™ x 130â€™™ R-CG lot in West Hillhurst, an ideal inner-city site for a premium 4-unit rowhouse or 4-plex project (subject to City approval). Flat site with mature trees, full back lane access, and a sunny south-facing backyard, offering optimal orientation and design flexibility. This is true land value play surrounded by \$1.6M+ new infills and multi-unit redevelopments, perfect for builders seeking strong resale margins. Existing bungalow with registered legal secondary suite is currently leased to stable tenants until July 31, 2025, providing immediate holding income during design and permitting. Oversized single garage on site. Steps to Foothills Medical Centre, U of C, Bow River pathways, and minutes to downtown. Demand for well-located inner-city multi-units remains strongâ€”capitalize on zoning and timing. Reach out for pro forma comps, suite income, and sample massing ideas.

Built in 1950

## Essential Information

MLS® #	A2235655
Price	\$1,050,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.15



Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2412 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0B9

### Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Jetted Tub, Pantry, Separate Entrance
Appliances	Dishwasher, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 29th, 2025
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Days on Market	1
Zoning	R-C2

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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