

# \$575,000 - 2425 2 Avenue Nw, Calgary

MLS® #A2241751

**\$575,000**

4 Bedroom, 2.00 Bathroom, 897 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Amazing Land or Renovation Opportunity in the Heart of West Hillhurst!

Looking for a fantastic alternative to condo living? A charming starter home? A smart investment or rental opportunity? Look no further!

Welcome to ultra-desirable West Hillhurst â€” one of Calgaryâ€™s most sought-after inner-city neighborhoods. This bi-level home offers options galore, with potential for renovation, redevelopment, or comfortable living as-is.

Main Level Features:

2 spacious bedrooms

Bright 4-piece bathroom

Expansive living room

Large kitchen with dining area

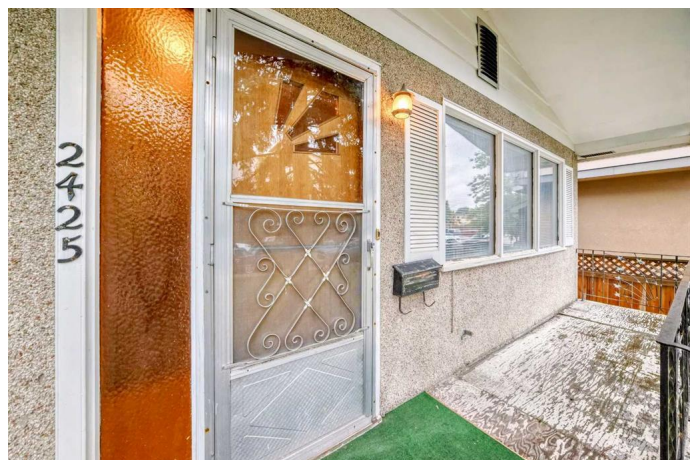
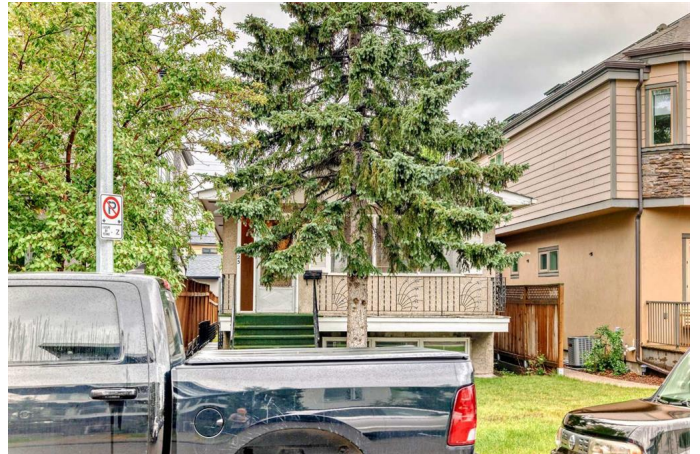
Lower Level Includes:

2 additional bedrooms

Generous family room

3-piece bathroom

Laundry area



Enjoy the sunny south-facing backyard, perfect for relaxing or entertaining, and a detached single garage for added convenience.

Located on a quiet street with quick access to Crowchild Trail, you're just minutes from downtown, trendy Kensington, North Hill shopping, great schools, and the Bow River pathways. Whether you're walking, cycling, or commuting, this location has it all.

This is a rare opportunity in a prime inner-city neighborhood – don't miss your chance to own in West Hillhurst!

Built in 1968

**Essential Information**

MLS® #	A2241751
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.07
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2425 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0M6

## Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Days on Market	4
Zoning	M-C1

## Listing Details

Listing Office	First Place Realty
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