

\$769,900 - 2614 1 Avenue Nw, Calgary

MLS® #A2254490

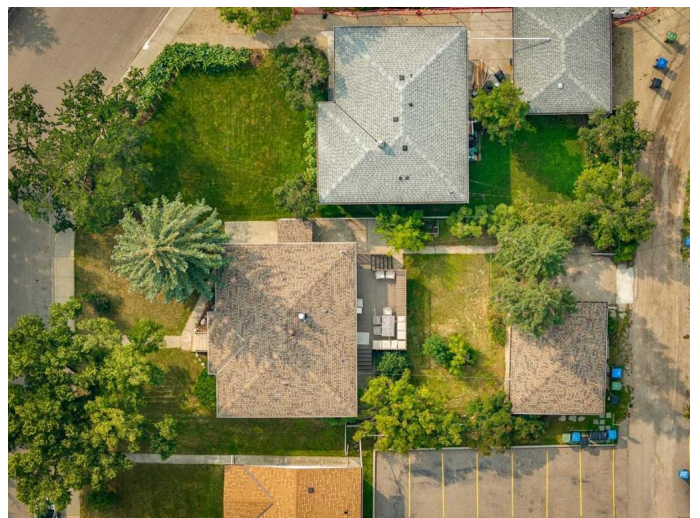
\$769,900

5 Bedroom, 2.00 Bathroom, 1,038 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Prime West Hillhurst Location: Investor's Dream! Situated on a massive 50' x 120' R-CG zoned lot just one block from the amazing Bow River (think walk to go fly fishing after work!), this bungalow offers the perfect blend of redevelopment potential, rental income, and inner-city lifestyle. The main floor is filled with natural light and features 3 spacious bedrooms with beautiful hardwood flooring, while the basement offers a fully separate illegal suite with its own entrance, kitchen, living room, two bedrooms, and full bathroom with shower, plus shared laundry. Outside, the property features even more value with a double detached garage off the lane, a pull-through gate for a trailer or extra parking next to the garage, a large back deck with built-in bench seating, a lower patio, and an expansive mainly fenced backyard surrounded by mature trees in this highly sought-after neighbourhood. A separate side entrance with its own covered entry provides added convenience for the basement. The location is unbeatable - steps to the Bow River's newly upgraded biking and walking paths, two blocks from a playground, and just a short stroll to shops and everyday amenities, including a brand-new grocery store just a 4-minute drive away. Families will love access to top-rated schools, including Hillhurst School (K-6) and Queen Elizabeth High School (Grades 7-12), while professionals will appreciate the quick commute to downtown, vibrant Kensington, and easy access to both



Foothills Medical Centre and the Alberta Children’s Hospital. Whether you are a developer, investor, or buyer seeking an incredible inner-city opportunity, this West Hillhurst gem delivers exceptional value and lifestyle. Book your showing today and don’t miss out on this rare find!

Built in 1951

Essential Information

MLS® #	A2254490
Price	\$769,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2614 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0C4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Off Street, RV Access/Parking, Additional Parking
# of Garages	2

Interior

Interior Features	See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	51
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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