# \$874,500 - 2535 7 Avenue Nw, Calgary

MLS® #A2171572

### \$874,500

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	\$874,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,643
Acres	0.07
Year Built	1979
Туре	Residential
Sub-Type	Detached
Style	2 and Half Storey, Up/Down
Status	Active

## **Community Information**

Address	2535 7 Avenue Nw
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Subdivision City County Province Postal Code	West Hillhurst Calgary Calgary Alberta T2N 1A5
Amenities	
Parking Spaces	3
Parking	Off Street, See Remarks
Interior	
Interior Features	Built-in Features
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Built-In Oven, Electric Cooktop, Microwave, See Remarks, Window Coverings
Heating	Forced Air, Exhaust Fan, Natural Gas, 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	Back Lane, Back Yard, City Lot, Landscaped, Level, Native Plants

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Roof	Metal
Construction	Cedar
Foundation	Poured Concrete, See Remarks

# **Additional Information**

Date Listed	October 9th, 2024
Days on Market	177
Zoning	R-C2

# **Listing Details**

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

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