# \$649,900 - 2311 5 Avenue Nw, Calgary

MLS® #A2199185

## \$649,900

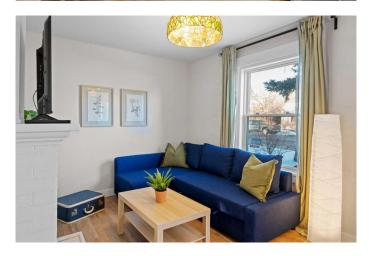
2 Bedroom, 1.00 Bathroom, 992 sqft Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to this stunning 1.5-story renovated home, nestled among mature trees on a generous lot in one of Calgary's most desirable neighborhoods, West Hillhurst! This home combines vintage appeal with modern upgrades, featuring preserved historic details like elegant window trim, exposed brick, and shiplap walls. The main floor includes a welcoming living room with a fireplace, a spacious dining room, a bright modern kitchen, an additional bedroom, a full bath, and convenient laundry. Upstairs, the private primary retreat boasts sloped ceilings and an exposed brick chimney for a cozy ambiance. Significant updates since 2020 include a new roof, furnace, windows, doors, stucco, plumbing, and quartz countertops. Step into your own backyard oasis and enjoy inner-city living at its finest, with scenic Bow River pathways, parks, schools, and close proximity to Kensington. With easy access to the University of Calgary, SAIT, downtown, and Foothills Hospital, this property is a versatile investment. Don't miss outâ€"make this charming urban retreat yours today!







Built in 1911

#### **Essential Information**

MLS® # A2199185 Price \$649,900

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 992

Acres 0.07

Year Built 1911

Type Residential

Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 2311 5 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta

Postal Code T2N 0T1

### **Amenities**

Parking Spaces 1

Parking Double Garage Detached, Oversized

# of Garages 1

#### Interior

Interior Features Built-in Features

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 7th, 2025

7

Days on Market

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.