

1747 2 Avenue NW
Calgary, Alberta

MLS # A2277776



\$799,800

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|------------------|-----------------------------------|---------------|--------------------|
| Division: | Hillhurst | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,938 sq.ft. | Age: | 1919 (107 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Level, Rectangular Lot | | |

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|--------------------|-------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

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| Inclusions: | On-site appliances in "as is" condition |
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Fantastic Hillhurst location. An easy few blocks walk to the Kensington Village with endless amenities, restaurants, bars, coffee shops, fitness and groceries. Also just a few blocks to the walking biking paths along the Bow River. Close to schools and the downtown core. This property is ideally positioned on a low-traffic Avenue, fronting on an open field with views north to Briar Hill. Extra wide and extra deep lot (4036 square feet). Bright and sunny south exposure rear yard. This is an ideal lot to redevelop and build your dream home. The existing house is in rough condition and is offered in "as is" condition. Schedule A must be attached to all offers.