

# \$845,900 - 2535 7 Avenue Nw, Calgary

MLS® #A2171572

**\$845,900**

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

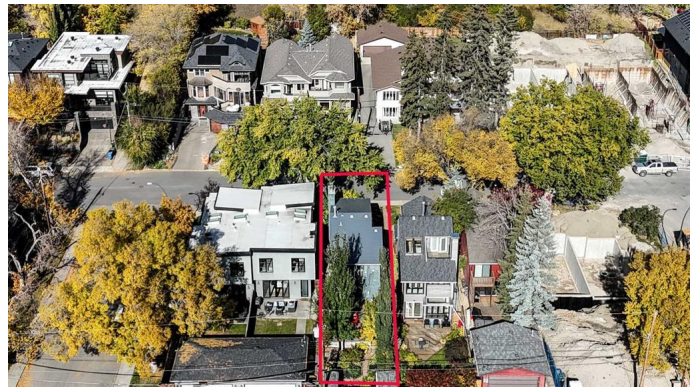
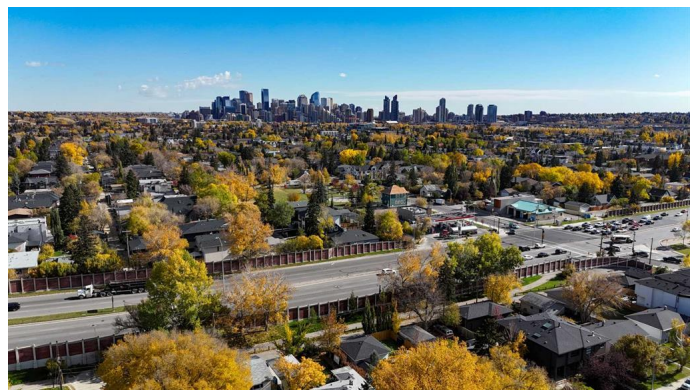
Built in 1979

## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | A2171572                   |
| Price          | \$845,900                  |
| Bedrooms       | 4                          |
| Bathrooms      | 4.00                       |
| Full Baths     | 3                          |
| Half Baths     | 1                          |
| Square Footage | 1,643                      |
| Acres          | 0.07                       |
| Year Built     | 1979                       |
| Type           | Residential                |
| Sub-Type       | Detached                   |
| Style          | 2 and Half Storey, Up/Down |
| Status         | Active                     |

## Community Information

Address 2535 7 Avenue Nw



|             |                |
|-------------|----------------|
| Subdivision | West Hillhurst |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2N 1A5        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, See Remarks |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                                                             |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating           | Exhaust Fan, Forced Air, 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   | Landscaped, Back Lane, Back Yard, City Lot, Level, Native Plants |
| Roof              | Metal                                                            |
| Construction      | Cedar                                                            |
| Foundation        | Poured Concrete, See Remarks                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2024 |
| Days on Market | 193               |
| Zoning         | R-C2              |

### Listing Details

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

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