

# \$639,900 - 2311 2 Avenue Nw, Calgary

MLS® #A2213419

**\$639,900**

2 Bedroom, 1.00 Bathroom, 1,073 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Dreaming of life in a vibrant inner-city neighbourhood? Whether you're settling in, investing, or planning for the future, this home offers the perfect blend of character and opportunity. This R-CG zoned gem in WEST HILLHURST sits on a lengthy 25 x 130 ft lot—and it might just be the one!

From the moment you step onto the front veranda, this home welcomes you in with warmth and character. Inside, you'll find classic hardwood floors, exposed brick, and a sunken great room with vaulted ceilings and a cozy wood-burning fireplace. There are two bedrooms, a 4-piece bath, a front sitting area with bay window, a dining space, and a thoughtfully updated kitchen featuring stainless steel appliances, GRANITE counters, ample cabinetry with pull out drawers and a pantry.

The great room overlooks the sunny, south-facing backyard with a composite deck, gas line for BBQ, pergola, heated double garage, (2013) and a paved alley. Crack the back door and let the breeze roll in—the Phantom screen makes it easy to enjoy fresh air anytime. Downstairs, the unfinished basement offers a dedicated laundry area and room for extra storage.

But what truly sets this home apart? The LOCATION! Just a few blocks from vibrant Kensington, you're steps from Calgary's best coffee shops, restaurants, and boutique shopping—not to mention the Bow River pathways, public transit, and



downtown.  
Whether you move in, rent it out, or explore future development plans, this century-old beauty offers flexibilityâ€”and a fantastic place to start.

Built in 1912

**Essential Information**

MLS® #	A2213419
Price	\$639,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,073
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2311 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0H3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Few Trees
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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