\$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



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

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

Off Street, See Remarks **Parking**

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 Yes Fireplace 2

of Fireplaces

Fireplaces Decorative, Gas, Wood Burning

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Courtyard

Back Lane, Back Yard, City Lot, Landscaped, Level, Native Plants Lot Description

Roof Metal Construction Cedar

Foundation Poured Concrete, See Remarks

Additional Information

Date Listed October 9th, 2024

Days on Market 175 Zoning R-C2

Listing Details

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

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.