

\$420,000 - 8, 2019 2 Avenue Nw, Calgary

MLS® #A2219588

\$420,000

3 Bedroom, 2.00 Bathroom, 567 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE SATURDAY 10 MAY 1PM TO 3PMBRIGHT & SPACIOUS 3 BEDROOM/1.5 BATHROOM TOWNHOUSE IN SOUGHT-AFTER WEST HILLHURST â€“ WITH 1092 TOTAL SQ.FT. Located in a highly desirable inner-city community, this charming bi-level townhouse offers an unbeatable lifestyle just steps from 19th Streetâ€™s trendy cafÃ©s, shops, and Queen Elizabeth school (kâ€™12). Youâ€™re also minutes from Kensington, downtown, SAIT, and Foothills hospital, with easy access to the Bow River pathway for walking, biking, or a relaxing evening stroll.

This pet and short-term rental friendly complex (with board approval) is self-managed with a healthy reserve fund and a well-planned maintenance schedule. A new front door and TRIPLE PANE WINDOWS have recently been installed, and exterior painting is next on the list.

Inside, youâ€™ll find a bright and functional living space. The main floor features a spacious living room with patio doors leading to a sunny south-facing balcony â€” perfect for morning coffee or an afternoon break in the sun. The kitchen with shaker-style cabinets and quartz countertop overlooks a beautiful blossoming tree. There's also a dining area that could be used as a den/office, a convenient half bathroom, and a pantry closet, storage closet, and front entry closet. The lower level offers three versatile bedrooms, a full family bathroom,



laundry/utility closet, linen closet and
understairs storage.

You'll appreciate the included assigned
parking stall making city living even easier,
plus plenty of street parking.

The community of West Hillhurst is known for
its vibrant community centre featuring an
outdoor pool, hockey rink, tennis courts, and
playground â€” ideal for active living all year
round.

Currently tenant-occupied, this property was a
successful short-term rental prior to 2020 with
a high occupancy rate. Whether you're looking
to invest or to get into one of Calgaryâ€™s
best inner-city neighbourhoods at an
affordable price, this is an amazing
opportunity.

Contact your favourite RealtorÂ® today to
schedule your showing â€” and see why this
could be a smart move for you!

Built in 1976

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2219588 |
| Price | \$420,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 567 |
| Acres | 0.00 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 8, 2019 2 Avenue Nw |
| Subdivision | West Hillhurst |

| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N 0G6 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Parking, Trash |
| Parking Spaces | 1 |
| Parking | Alley Access, Assigned, Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Pantry, Quartz Counters, Vinyl Windows |
| Appliances | Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Balcony |
| Lot Description | Landscaped, Treed |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 5 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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