

# \$724,900 - 2138 5 Avenue Nw, Calgary

MLS® #A2220382

## \$724,900

1 Bedroom, 1.00 Bathroom, 689 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

This Hillhurst home offers fantastic potential—whether you’re a first-time buyer, investor, or developer. Situated on a large 45x130 ft lot, this property is ideal for those looking for income potential, a renovation project, or a prime development site. The existing 3-bedroom, 2-bath home is in solid condition and does not require a teardown. Key upgrades include: 100 AMP electrical service/ New hot water tank/ New roof & R60 insulation. Plenty of storage space Out back, you’ll find a massive, heated, oversized garage with 30 AMP service—perfect for a workshop or additional income use. The large, well-maintained yard is free of power poles, allowing for easier redevelopment. Priced aggressively, this is a rare find in one of Calgary’s most sought-after inner-city communities. A truly versatile opportunity that deserves serious consideration.

Built in 1947

### Essential Information

MLS® #	A2220382
Price	\$724,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	689



Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2138 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0S5

### **Amenities**

Parking Spaces	2
Parking	Oversized, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	49
Zoning	R-CG

# Listing Details

Listing Office                      RE/MAX House of Real Estate

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