

\$649,900 - 2311 5 Avenue Nw, Calgary

MLS® #A2199185

\$649,900

2 Bedroom, 1.00 Bathroom, 992 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to this stunning 1.5-story renovated home, nestled among mature trees on a generous lot in one of Calgary's most desirable neighborhoods, West Hillhurst! This home combines vintage appeal with modern upgrades, featuring preserved historic details like elegant window trim, exposed brick, and shiplap walls. The main floor includes a welcoming living room with a fireplace, a spacious dining room, a bright modern kitchen, an additional bedroom, a full bath, and convenient laundry. Upstairs, the private primary retreat boasts sloped ceilings and an exposed brick chimney for a cozy ambiance. Significant updates since 2020 include a new roof, furnace, windows, doors, stucco, plumbing, and quartz countertops. Step into your own backyard oasis and enjoy inner-city living at its finest, with scenic Bow River pathways, parks, schools, and close proximity to Kensington. With easy access to the University of Calgary, SAIT, downtown, and Foothills Hospital, this property is a versatile investment. Don't miss out—make this charming urban retreat yours today!



Built in 1911

Essential Information

MLS® #	A2199185
Price	\$649,900
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	992
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	2311 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0T1

Amenities

Parking Spaces	1
Parking	Double Garage Detached, Oversized
# of Garages	1

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed March 7th, 2025

Days on Market 5

Zoning R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.