

2620 5 Avenue NW
Calgary, Alberta

MLS # A2323081



\$979,999

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,102 sq.ft.	Age:	1951 (75 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Window Coverings

LOCATION! LOCATION! LOCATION! Endless potential awaits in the heart of sought-after West Hillhurst! Situated on an **OVERSIZED** 5,995.5 sq. ft. lot spanning **TWO LOTS**, this bungalow presents a fantastic opportunity for redevelopment subject to city or municipal approval or a long-term investment in one of Calgary's most desirable neighbourhoods. The property offers a blank canvas for your vision—whether you're looking to build your dream home subject to city or municipal approval or secure a valuable asset for the future. Enjoy the convenience of nearby amenities, including local parks, schools, neighbourhood shopping along Kensington Road NW, and public transit, all within a short walk or drive. With easy access to downtown Calgary and the many amenities West Hillhurst has to offer, the location is truly hard to beat. Exceptional location. Exceptional lot. Exceptional potential. Don't miss this opportunity—book your private viewing today!