

# \$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

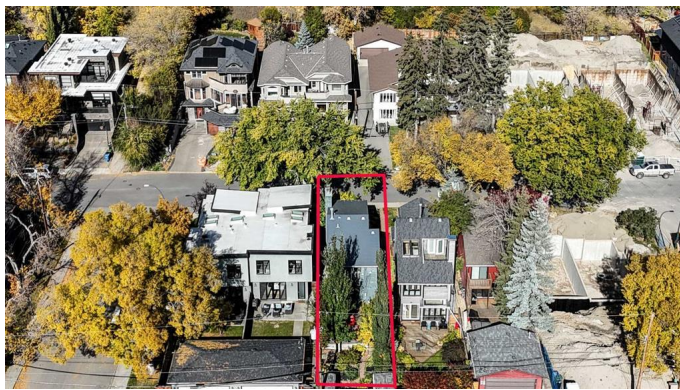
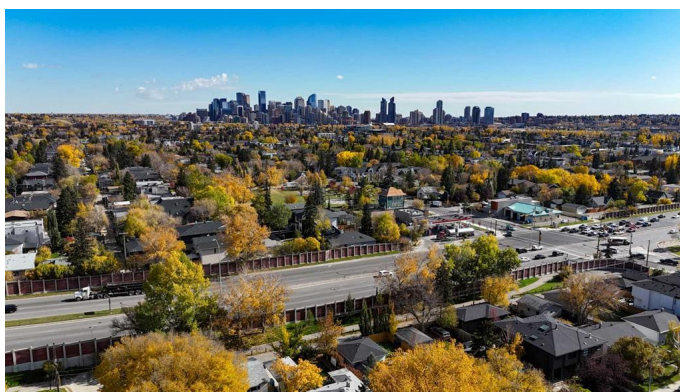
Built in 1979

## 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
Parking	Off Street, See Remarks

### **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
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Gas, Wood Burning
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Level, Native Plants
Roof	Metal
Construction	Cedar
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	October 9th, 2024
Days on Market	181
Zoning	R-C2

### **Listing Details**

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

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.