

# \$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

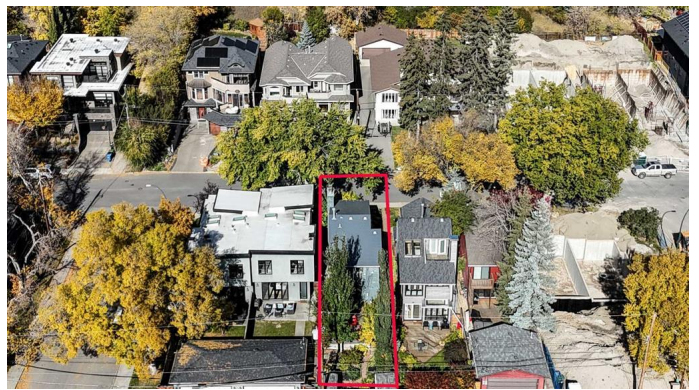
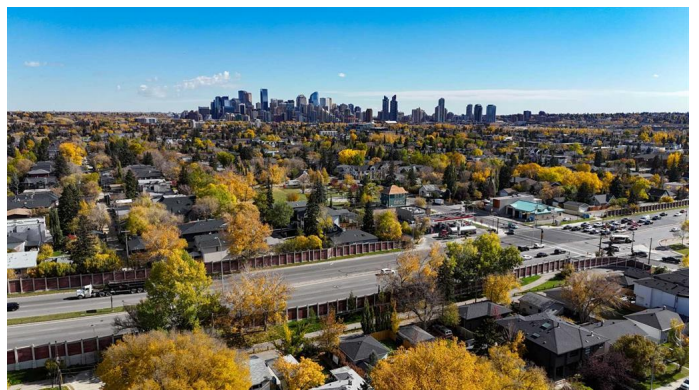
Built in 1979

## 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	177
Zoning	R-C2

### **Listing Details**

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