

# \$849,000 - 2216 5 Avenue Nw, Calgary

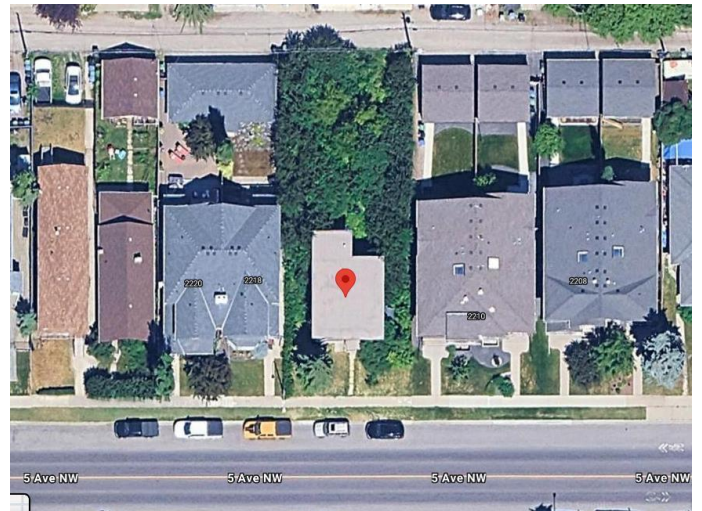
MLS® #A2256329

**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,671 sqft  
Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

Developers and dream home builders - you are going to love this one. Centrally located on a massive 50x130 foot R-CG lot, this West Hillhurst property is sold as LAND VALUE ONLY. The yard truly is huge, and is filled with mature foliage, so thoughtful landscaping could give your new construction that private and secluded feel that is getting harder to find. This street is already experiencing a revival, with new builds and infills populating the block in each direction, and a blank slate like this is a rare find. Within walking distance in any direction, you will find amenities and attractions that mark this as one of the hottest inner-city communities. The Bow River Pathway is just south, the off-leash park north, and the community association west. Schools, parks, and playgrounds are in every direction. Local eateries just down the road along 19th Street include iconic Dairy Lane Caf   and Made by Marcus Ice Cream. SAIT is close by, as is North Hill Centre and the trendy restaurant district in Kensington. Foothills Hospital, the University of Calgary, and McMahon Stadium are all just minutes away, easily making this one of the most convenient and walkable areas of the city. Of course, cycle commuters will also love access to the bike paths into downtown, and it  s only a 7-minute drive by car, too. This well-connected area is in proximity to major routes like Crowchild Trail, Memorial Drive, and Highway 1, meaning visiting friends around the city or getting out into the mountains for summer



adventures or winter snow sports is also a breeze. Don't miss this prime development opportunity!

Built in 1947

### Essential Information

MLS® #	A2256329
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,671
Acres	0.15
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2216 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0S7

### Amenities

Parking	None
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### Interior

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

### Exterior



