\$587,500 - 2305 5 Avenue Nw, Calgary

MLS® #A2262205

\$587,500

2 Bedroom, 1.00 Bathroom, 658 sqft Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE SATURDAY OCT 18, 11:30-1:30 Super cute and exceptionally maintained inner city home that's move in ready and blocks to the river! This charming 2 bedroom 1.5 storey home was originally built in 1911. Numerous upgrades over the years including: kitchen, appliances, bath, main floor laundry, furnace (2015), roofing (2011), windows, plumbing, wiring, etc. It even has a couple of antique doorknobs from a demolished Belgium church from the 1800s. The upper loft area is not fully part of the indicated sq ft as per the regulated rules, but it is fully finished with a skylight and a Juliet balcony. Presently being used as a family room, but would be a great space for an expansive primary bedroom. The basement is accessed from the outside, and houses the mechanical and is great for storage. The professionally landscaped 25x130 ft lot features an outdoor sauna, newer decking and fencing, concrete stamped sidewalks, and a maintenance free front yard. The 13x21 ft garage is insulated and drywalled and has it's own electrical panel with a gas line running to it in preparation for heating. The south facing yard makes for a great outdoor retreat for relaxing and entertaining, but also spacious for dogs to run around. Super convenient location with blocks to the river, steps to public transportation and numerous amenities, quick access to downtown, U of C, SAIT, Foothills Hospital, an unleashed dog park, and the outdoor Bowview swimming pool. Possession







is flexible enough so that the new owner can still enjoy the beautiful fall river walks before we welcome winter.

Built in 1911

Essential Information

MLS® # A2262205 Price \$587,500

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 658
Acres 0.07
Year Built 1911

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

Community Information

Address 2305 5 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0T1

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Sauna

Appliances Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement See Remarks, Exterior Entry

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Landscaped, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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