



2308 9 Avenue NW
Calgary, Alberta

MLS # A2320340



\$785,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1954 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

Attention developers, home builders, investors, and buyers looking to secure a prime piece of West Hillhurst real estate. Exceptional opportunity on a 50' x 120' lot in one of Calgary's most sought-after inner-city neighbourhoods. The property offers a variety of possibilities, whether you're looking to redevelop, build your dream home, renovate, or invest in a premium location with strong long-term upside. The existing home is being sold as-is, presenting an opportunity to enter this desirable community and realize the property's full potential over time. Enjoy an unbeatable location just steps from the Bow River pathway system, off-leash parks, and the West Hillhurst Community Association. Excellent schools, parks, and playgrounds are nearby, along with quick access to SAIT, the University of Calgary, Foothills Hospital, McMahon Stadium, and North Hill Centre. Kensington's vibrant shops, restaurants, and cafes are just minutes away, while downtown is easily accessible by bike, transit, or a short drive. Large inner-city lots of this size are becoming increasingly rare. Whether your vision is immediate redevelopment or a longer-term investment in one of Calgary's premier neighbourhoods, this property offers exceptional potential and value.