



2319 5 Avenue NW
Calgary, Alberta

MLS # A2321484



\$899,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,504 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

RARE West Hillhurst Home With Oversized Lot! 50' width X 130' depth! Sunny south-exposed yard! Unique bungalow with vaulted ceilings and a full "floor to ceiling" stone fireplace to showcase this wonderful home! Open plan living room / dining room. Renovated kitchen in 2018...with new white cabinetry, stainless steel appliances, stone counters and island! Gorgeous eat-in nook with views of the large yard. The master bedroom is king-sized and includes a half bathroom ensuite. Newer 4 piece bathroom is adjacent to the second and third bedrooms. New fence in 2021, gorgeous stone interlocking circular patio area, plus a large sundeck. Roof has 20 year shingles. New cement on garage floor and new garage door opener / wifi enabled. This is truly a unique property in such a "highly-desired" inner-city neighbourhood! Walk score 85%, bikers paradise at 90%, transit at your door, Bowview Outdoor Pool and West Hillhurst Community are nearby, close to all levels of schools (Queen Elizabeth K-12...all in one block), U of C, SAIT, walking distance to shopping, cafes, amenities in Kensington, close to downtown and moments to endless walks on the Bow River pathways!!