

# \$420,000 - 8, 2019 2 Avenue Nw, Calgary

MLS® #A2219588

**\$420,000**

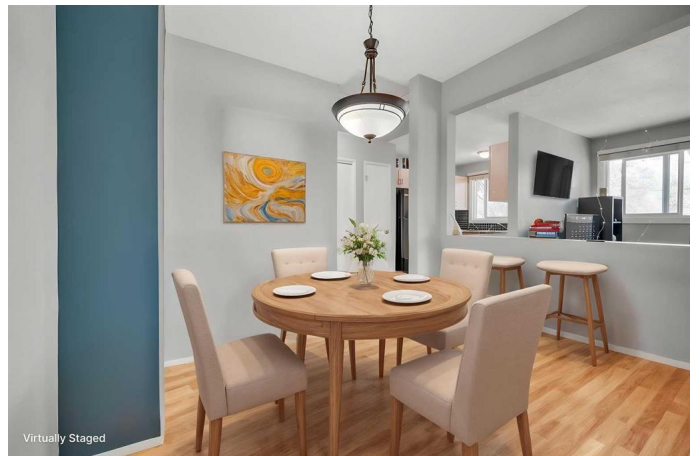
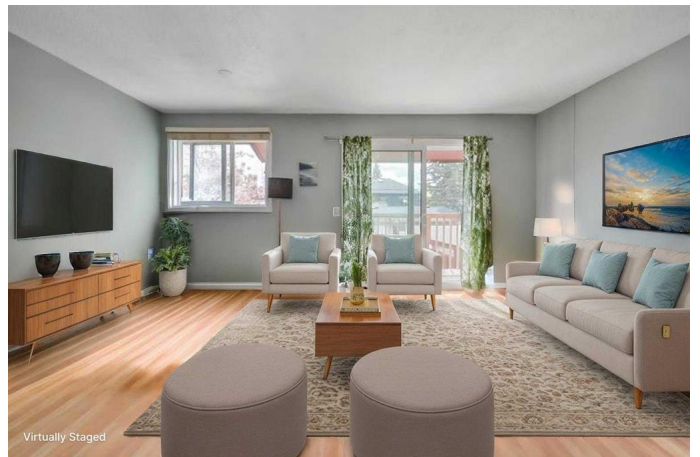
3 Bedroom, 2.00 Bathroom, 567 sqft  
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

**BRIGHT & SPACIOUS 3 BEDROOM/1.5 BATHROOM TOWNHOUSE IN SOUGHT-AFTER WEST HILLHURST** WITH 1092 TOTAL SQ.FT. Located in a highly desirable inner-city community, this charming bi-level townhouse offers an unbeatable lifestyle just steps from 19th Street's trendy caf s, shops, and Queen Elizabeth school (K-12). You're also minutes from Kensington, downtown, SAIT, and Foothills hospital, with easy access to the Bow River pathway for walking, biking, or a relaxing evening stroll.

This pet and short-term rental friendly complex (with board approval) is self-managed with a healthy reserve fund and a well-planned maintenance schedule. A new front door and TRIPLE PANE WINDOWS have recently been installed, and exterior painting is next on the list.

Inside, you'll find a bright and functional living space. The main floor features a spacious living room with patio doors leading to a sunny south-facing balcony - perfect for morning coffee or an afternoon break in the sun. The kitchen with shaker-style cabinets and quartz countertop overlooks a beautiful blossoming tree. There's also a dining area that could be used as a den/office, a convenient half bathroom, and a pantry closet, storage closet, and front entry closet. The lower level offers three versatile bedrooms, a full family bathroom, laundry/utility closet, linen closet and



understairs storage.

You'll appreciate the included assigned parking stall making city living even easier, plus plenty of street parking.

The community of West Hillhurst is known for its vibrant community centre featuring an outdoor pool, hockey rink, tennis courts, and playground â€” ideal for active living all year round.

Currently tenant-occupied, this property was a successful short-term rental prior to 2020 with a high occupancy rate. Whether you're looking to invest or to get into one of Calgaryâ€™s best inner-city neighbourhoods at an affordable price, this is an amazing opportunity.

Contact your favourite RealtorÂ® today to schedule your showing â€” and see why this could be a smart move for you!

Built in 1976

### **Essential Information**

MLS® #	A2219588
Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	567
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	8, 2019 2 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0G6

### **Amenities**

Amenities	Parking, Trash
Parking Spaces	1
Parking	Alley Access, Assigned, Stall

### **Interior**

Interior Features	Pantry, Quartz Counters, Vinyl Windows
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	12
Zoning	M-C1

### **Listing Details**

Listing Office	2% Realty
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