\$799,000 - 2216 5 Avenue Nw, Calgary

MLS® #A2256329

\$799,000

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 Café 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 \$799,000

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

Interior

Interior Features See Remarks

Appliances None, See Remarks

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior



Exterior Features None

Lot Description Back Lane, Rectangular Lot,

Roof See Remarks

Construction Stucco, Wood Frame, See Re

Foundation See Remarks

Additional Information

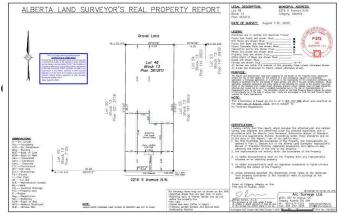
Date Listed September 15th, 2025

Days on Market 30

Zoning R-CG

Listing Details

Listing Office Real Broker



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