

\$410,000 - 8, 2019 2 Avenue Nw, Calgary

MLS® #A2219588

\$410,000

3 Bedroom, 2.00 Bathroom, 567 sqft

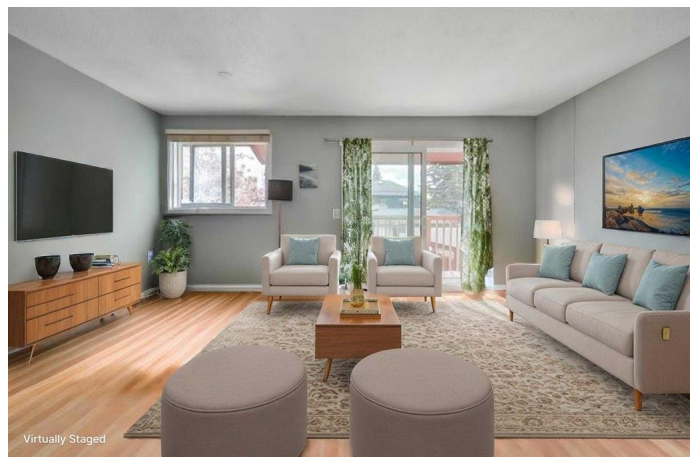
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

CORNER 3 BED/1.5 BATH TOWNHOUSE IN SOUGHT-AFTER WEST HILLHURST â€“ WITH 1092 TOTAL SQ.FT. and LOW CONDO FEES. Located in a highly desirable inner-city community, this charming bi-level townhouse offers an unbeatable lifestyle just steps from 19th Streetâ€™s trendy cafÃ©s, shops, and Queen Elizabeth school (kâ€™12). Youâ€™re also minutes to Kensington, downtown, SAIT, and Foothills hospital, with easy access to the Bow River pathway for walking and biking.*** This PET & SHORT-TERM RENTAL FRIENDLY complex (with board approval) is self-managed with a HEALTHY RESERVE FUND and a well-planned maintenance schedule. Updated with new front door and windows throughout, exterior painting is next on the list.***

Entering the home you are greeted with a vaulted entry area with feature wall. On the main floor youâ€™ll find a spacious living room with built in storage, and patio doors leading to a sunny south-facing balcony. The kitchen, featuring shaker-style cabinets, quartz countertops, and pantry cupboard, overlooks a beautiful blossoming tree. There's a flexible dining area that could be used as a den/office, a convenient half bathroom, and a additional storage closet, and front entry closet. On the lower level there are 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. And handy bike
storage too.***

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.

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 me to schedule your showing and see
why this could be a smart move for you!

Built in 1976

Essential Information

MLS® #	A2219588
Price	\$410,000
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	49
Zoning	M-C1

Listing Details

Listing Office	2% Realty
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