

\$587,500 - 2305 5 Avenue Nw, Calgary

MLS® #A2262205

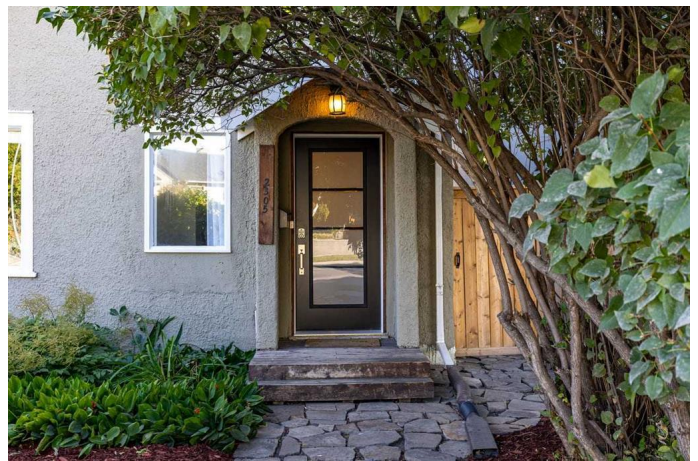
\$587,500

2 Bedroom, 1.00 Bathroom, 658 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE SATURDAY OCT 18, 11:30-1:30 Super cute and exceptionally maintained inner city home that's move in ready and blocks to the river! This charming 2 bedroom 1.5 storey home was originally built in 1911. Numerous upgrades over the years including: kitchen, appliances, bath, main floor laundry, furnace (2015), roofing (2011), windows, plumbing, wiring, etc. It even has a couple of antique doorknobs from a demolished Belgium church from the 1800s. The upper loft area is not fully part of the indicated sq ft as per the regulated rules, but it is fully finished with a skylight and a Juliet balcony. Presently being used as a family room, but would be a great space for an expansive primary bedroom. The basement is accessed from the outside, and houses the mechanical and is great for storage. The professionally landscaped 25x130 ft lot features an outdoor sauna, newer decking and fencing, concrete stamped sidewalks, and a maintenance free front yard. The 13x21 ft garage is insulated and drywalled and has it's own electrical panel with a gas line running to it in preparation for heating. The south facing yard makes for a great outdoor retreat for relaxing and entertaining, but also spacious for dogs to run around. Super convenient location with blocks to the river, steps to public transportation and numerous amenities, quick access to downtown, U of C, SAIT, Foothills Hospital, an unleashed dog park, and the outdoor Bowview swimming pool. Possession



is flexible enough so that the new owner can still enjoy the beautiful fall river walks before we welcome winter.

Built in 1911

Essential Information

MLS® #	A2262205
Price	\$587,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	658
Acres	0.07
Year Built	1911
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	2305 5 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0T1

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Sauna
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	See Remarks, Exterior Entry

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.