

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

MLS® #A2219588

**\$410,000**

3 Bedroom, 2.00 Bathroom, 567 sqft

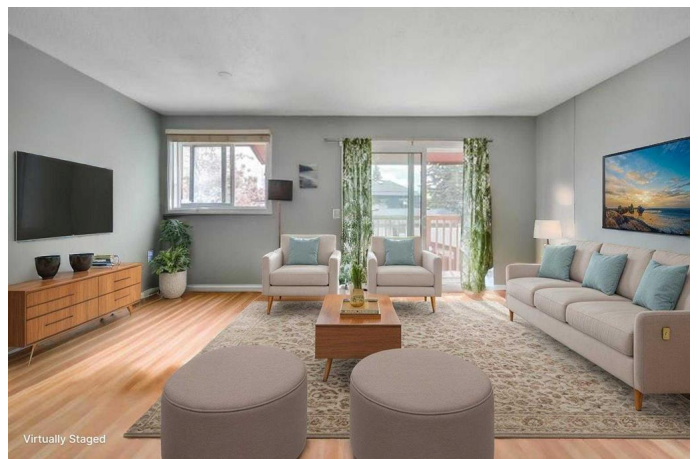
Residential on 0.00 Acres

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	38
Zoning	M-C1

## Listing Details

Listing Office	2% Realty
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