

# \$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

\*\*\*OPEN HOUSE SATURDAY 10 MAY 1PM TO 3PM\*\*\*BRIGHT & SPACIOUS 3 BEDROOM/1.5 BATHROOM TOWNHOUSE IN SOUGHT-AFTER WEST HILLHURST â€“ 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 Streetâ€™s trendy cafÃ©s, shops, and Queen Elizabeth school (kâ€™12). Youâ€™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, youâ€™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 â€“ 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	6
Zoning	M-C1

### Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.