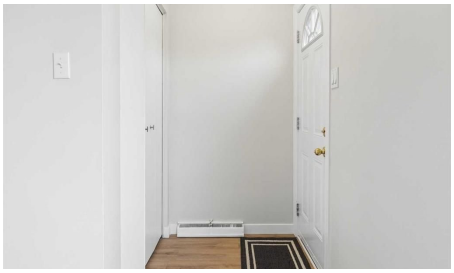
2111 5 Avenue NW

Calgary | Active | MLS® A2355729

$649,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1960**	**895.9 sq. ft.**

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Listed by RE/MAX First

A closer look

Located in sought-after West Hillhurst, this detached home with an illegal suite offers an exceptional inner-city opportunity, with flexibility to rent both the upper and lower living areas or live in one and rent the other. Each living area has its own private entrance and full kitchen, with two bedrooms upstairs and one downstairs. Both living areas are vacant, allowing for immediate possession. Set on a 37.5' x 130' R-C2 lot, the property features a large, fully fenced backyard, a large back deck, and a detached double garage with rear lane access. The R-C2 zoning and lane access add appeal from a future site-planning perspective. The front deck and railings have been recently updated, the main floor and basement both have brand-new flooring, and the entire property has been freshly repainted. A grocery store is nearby on Kensington Road, along with Kensington's independent shops, cafes and restaurants. Queen Elizabeth School and Queen Elizabeth High School are nearby, as is the West Hillhurst Community Association, offering an arena, gymnasium, fitness centre, squash, tennis and pickleball facilities. The Bow River pathway system and Sunnyside CTrain Station are also close by, with convenient access to downtown Calgary and Foothills Medical Centre.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355729
Bedrooms	3
Bathrooms	2
Year Built	1960
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Up/Down, Bungalow
Total Living Area:	895.9 sq. ft.
Main Level Finished Area:	895.9 sq. ft.

Below Grade Finished Area:	776.55 sq. ft.
Acreage:	No
Lot Area:	4,876 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1960 (Age: 66)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	710N
Heating:	Forced Air, Natural Gas
Basement:	Other, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Common Area, In Basement
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	See Remarks
Inclusions:	2 Fridges, 2 stoves, 2 washers & 2 dryers, workbench in garage
Restrictions:	None Known
Main Floor	Kitchen · 12'6" × 8'6" ·
Main Floor	Breakfast Nook · 7' × 6' ·
Main Floor	Living Room · 18'8" × 12'6" ·
Main Floor	Foyer · 5'1" × 3'1" ·
Main Floor	Bedroom - Primary · 13'2" × 11'9" ·
Main Floor	Bedroom · 12' × 11'9" ·
Basement	Living Room · 18'1" × 11'11" ·
Basement	Kitchen · 11'11" × 11'9" ·
Basement	Bedroom · 12'8" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	See Remarks, Separate Entrance

Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2111-5-avenue-nw-calgary-a2355729/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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