

# \$1,250,000 - 2804 1 Avenue Nw, Calgary

MLS® #A2219450

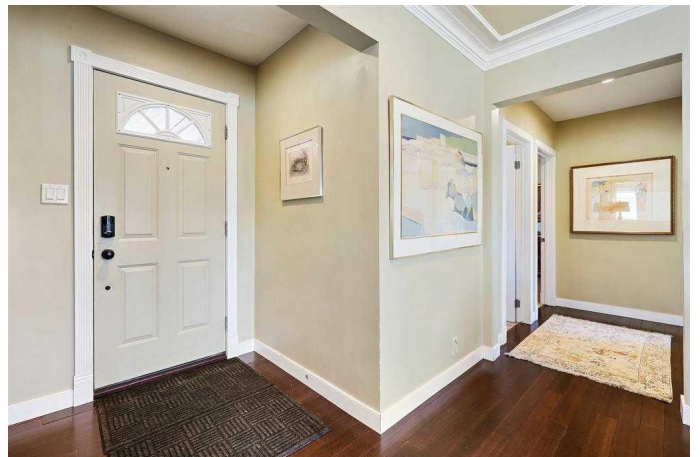
**\$1,250,000**

4 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.14 Acres

West Hillhurst, Calgary, Alberta

Set on a 56-ft x 110-ft OVERSIZED CORNER LOT in the highly coveted community of West Hillhurst, this property offers a rare chance to secure premium inner-city land with serious development upside. Surrounded by multi-million-dollar homes and just steps from everyday amenities, this parcel opens the door to a variety of investment paths—whether you're envisioning a luxury FOURPLEX with private driveways, TWO DETACHED HOMES, or an upscale semi-detached configuration. Initial development sketches have already been prepared, and conceptual layouts are available upon request, helping fast-track the design and application process. With flexible R-C2 zoning and ample frontage, this lot sets the stage for a high-end build in one of Calgary's most walkable, well-connected neighbourhoods. West Hillhurst is a community that truly offers it all. You're a short walk to Helicopter Park, Made by Marcus, Kensington Village, and countless coffee shops, restaurants, and local businesses along 19th Street NW and Kensington Road. Commuting? Downtown is just minutes away via Memorial Drive or 5th Ave. Recreation? You're close to the Bow River Pathway, Riley Park, West Hillhurst Community Centre, and Houndsfield Heights Tennis Courts. It's also an easy bike ride to the University of Calgary, SAIT, and Foothills & Children's Hospitals, making this location ideal for future resale or rental demand. Infill pockets like this—corner exposure, oversized



lot, premium areaâ€”donâ€™t come around often. The existing bungalow is updated and in solid condition, with a 2023 ROOF, FOUR BEDROOMS (2 up + 2 down), two full bathrooms, and large windows bringing in tons of natural light. The layout includes an open living/dining area, updated kitchen, and a full basement with spacious rec room and laundry. Thereâ€™s also a DOUBLE DETACHED GARAGE and plenty of storageâ€”perfect for generating holding income while planning your build. This is an outstanding land value opportunity in a flagship inner-city location. Whether you're building to sell, hold, or create your dream project, this corner of West Hillhurst gives you the flexibility and prestige to make it happen.

Built in 1955

**Essential Information**

MLS® #	A2219450
Price	\$1,250,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2804 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2N 0C8

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Open Floorplan  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features None  
Lot Description Back Lane, Back Yard, Corner Lot, Irregular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 12th, 2025  
Days on Market 4  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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