

# \$849,000 - 2216 5 Avenue Nw, Calgary

MLS® #A2256329

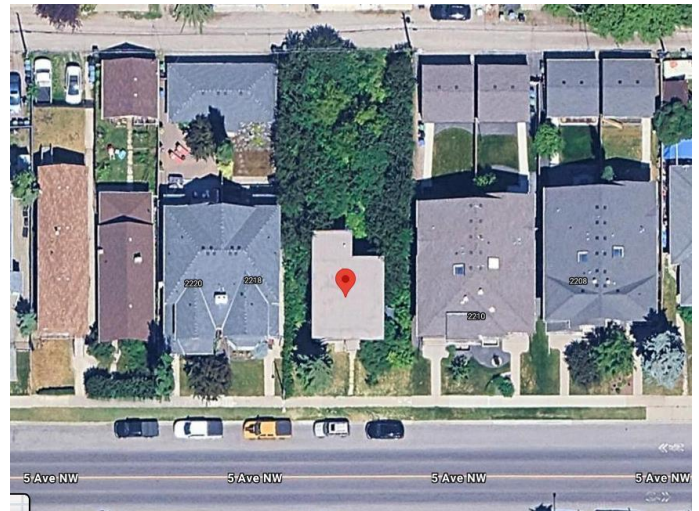
**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,671 sqft

Residential on 0.15 Acres

West Hillhurst, Calgary, Alberta

Developers and dream home builders - you are going to love this one. Centrally located on a massive 50x130 foot R-CG lot, this West Hillhurst property is sold as LAND VALUE ONLY. The yard truly is huge, and is filled with mature foliage, so thoughtful landscaping could give your new construction that private and secluded feel that is getting harder to find. This street is already experiencing a revival, with new builds and infills populating the block in each direction, and a blank slate like this is a rare find. Within walking distance in any direction, you will find amenities and attractions that mark this as one of the hottest inner-city communities. The Bow River Pathway is just south, the off-leash park north, and the community association west. Schools, parks, and playgrounds are in every direction. Local eateries just down the road along 19th Street include iconic Dairy Lane Caf   and Made by Marcus Ice Cream. SAIT is close by, as is North Hill Centre and the trendy restaurant district in Kensington. Foothills Hospital, the University of Calgary, and McMahon Stadium are all just minutes away, easily making this one of the most convenient and walkable areas of the city. Of course, cycle commuters will also love access to the bike paths into downtown, and it     s only a 7-minute drive by car, too. This well-connected area is in proximity to major routes like Crowchild Trail, Memorial Drive, and Highway 1, meaning visiting friends around the city or getting out into the mountains for summer



adventures or winter snow sports is also a breeze. Donâ€™t miss this prime development opportunity!

Built in 1947

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256329    |
| Price          | \$849,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,671       |
| Acres          | 0.15        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2216 5 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0S7          |

**Amenities**

|         |      |
|---------|------|
| Parking | None |
|---------|------|

**Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | See Remarks       |
| Appliances        | See Remarks, None |
| Heating           | Forced Air        |
| Cooling           | None              |
| Has Basement      | Yes               |
| Basement          | Full, Unfinished  |

**Exterior**



|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Rectangular Lot, |
| Roof              | See Remarks                 |
| Construction      | See Remarks, Stucco, Wood   |
| Foundation        | See Remarks                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-CG                 |

## Listing Details

Listing Office                      Real Broker

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

**NOTICE TO BUYER**  
This report is prepared for the purpose of providing information to the buyer of the property described herein. It is not intended to constitute a contract or a warranty of any kind. The buyer is advised to consult with a qualified professional before making any decision based on this report.

**LEGAL DESCRIPTION:**  
Lot 48, Block 13, Plan 5612FO, Section 8, Township 20S, Range 10E, Quarter 1, 1985.

**DATE OF SURVEY:** August 11th, 2025.

## LAND:

Properties are as marked and described therein.  
The survey was made from the ground and the surveyor has verified the boundaries of the property described herein.  
The surveyor has also verified the area of the property described herein.  
The surveyor has also verified the location of the property described herein.  
The surveyor has also verified the location of the property described herein.

## PURPOSE:

This report is prepared for the purpose of providing information to the buyer of the property described herein. It is not intended to constitute a contract or a warranty of any kind. The buyer is advised to consult with a qualified professional before making any decision based on this report.

## NOTES:

The information is based on the C.T. of T. 800-127-086 which was searched on the National Registration.

## CERTIFICATION:

- I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears on the records of the Land Surveyor General of Alberta.
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Given at Calgary, Alberta, on 25th day of August, 2025.

*[Signature]*  
Land Surveyor

**Arc Survey Ltd.**  
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p. 001-557-1001  
p. 001-557-1002  
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