

\$240,000 - 4, 2220 7 Avenue Nw, Calgary

MLS® #A2259827

\$240,000

2 Bedroom, 1.00 Bathroom, 764 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Tucked away on a peaceful street, this well maintained hidden gem offers the perfect blend of privacy and convenience. Backing directly onto Grasshopper Hill with walking paths and an off-leash dog park, the setting feels like a nature retreat—yet you’re just minutes from downtown. Whether you’re a first-time buyer seeking an affordable home or an investor looking for an excellent rental, this property delivers exceptional value on a million-dollar street. Inside, this top floor/corner unit, discover a bright, two-bedroom, one-bathroom condo designed for comfortable living. The open-concept layout creates a spacious feel, ideal for both relaxing and entertaining. With only four residential units above three quiet commercial spaces (hair salon, psychology centre and wellness/chiropractic clinic), you’ll enjoy remarkable privacy and a calm atmosphere rarely found in the city. Extras include assigned & visitor parking, in-unit storage, an additional locker downstairs, and free common-area laundry with limited, secure access—always clean and ready when you need it. Freshly painted and professionally cleaned, the home is turn-key and ready for your personal touches. Enjoy the vibrant West Hillhurst lifestyle: community centre, outdoor pool, parks, coffee shops, and restaurants all within walking distance. Plus, you’re just minutes to SAIT, the University of Calgary, the Children’s and Foothills hospitals, and major roadways. This bright and private home



truly has it all. Come see it todayâ€”your urban retreat awaits!

Built in 1976

Essential Information

MLS® #	A2259827
Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	4, 2220 7 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0Z6

Amenities

Amenities	Snow Removal, Storage, Visitor Parking, Dog Park, Laundry
Parking Spaces	1
Parking	Additional Parking, Off Street, Outside, Stall, Parking Lot

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
# of Stories	2

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2025
Days on Market	11
Zoning	C-N1

Listing Details

Listing Office	Paramount Real Estate Corporation
----------------	-----------------------------------

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