

# \$995,000 - 2567 Hilgard Ave, Berkeley

MLS® #41114086

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## \$995,000

3 Bedroom, 4.00 Bathroom,  
Residential Income on 0 Acres

BERKELEY, Berkeley,

Unlock the potential of this rarely available Mediterranean duplex on an oversized, park-like lot in one of North Berkeley's most coveted locations. With strong bones, vintage charm, and a rock-solid foundation, this inspiring fixer is primed for transformation—bring your contractors and create long-term value. Enjoy sweeping Bay and City views, original period details, and unbeatable proximity to UC, the Gourmet District, and BART. Parking is a dream with three front carports plus a separate driveway stretching to the back. Properties like this don't come along often—seize the chance to reimagine, rebuild, and realize huge upside.



Built in 1927

## Essential Information

MLS® #	41114086
Price	\$995,000
Bedrooms	3
Bathrooms	4.00
Acres	0.14
Year Built	1927
Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Christian Thede
Listing Office	NORTHBRAE PROPERTIES

## Community Information

Address	2567 Hilgard Ave
Subdivision	BERKELEY
City	Berkeley
County	Alameda
Zip Code	94709

## Amenities

Parking Spaces	3
Parking	Carport, On Street
Garages	Carport, On Street
View	Bay, City Lights, Bridge(s), Water

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Garden, Sloped Up
Roof	Composition
Construction	Stucco

## Interior

Interior	Tile, Wood
Appliances	Gas Water Heater, Dryer, Washer
Heating	Gravity
Cooling	See Remarks

## Additional Information

Date Listed	October 8th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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