

\$775,000 - 1632 7a Street Nw, Calgary

MLS® #A2088265

\$775,000

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.14 Acres

Rosedale, Calgary, Alberta

Rosedale, one of Calgary's most sought-after inner city communities is offering this recently renovated, 3 bedroom, 2200 sqft (total living) bungalow on a large 50x120 ft lot in a cul-de-sac, for a great price! And what an investment property, which is currently rented out to amazing, professional, tenants for \$2,900+ utilities. Brand new, full City sewer line just installed. Refinished white oak hardwoods, open dining nook, and living space, brand new custom-built kitchen by Sunview, quartz counters, cozy breakfast nook white & grey subway tile, new Hunter Douglas blinds, new 4pc bathroom, new LED lighting and fixture package, new appliances & many upgraded windows. This home has a lovely, fully developed basement with up-and-down, locked separation (if required). High ceilings, a large kitchen & living room, bachelor style bedroom w/ nano sliding doors, 3pc bath, hardwood floors, new carpet, loads of storage + sep laundry access for up and down. Professionally painted in lacquers, 2 furnaces, new plumbing, panel & new roof. Brand new, oversized 25x25 ft garage + new, hip-roof storage shed & new landscaping! \$12k new City sewer line just installed. Walk or bike everywhere from this great location--SAIT, DT, UofC, Kensington & Rosedale K-9 school. Endless possibilities for a family, couple, or investor to live & rent here, you name it... This is value, for a fraction of what is selling in this neighborhood. Pics were taken just before renters took possession.



Built in 1944

Essential Information

MLS® #	A2088265
Price	\$775,000
Sold Price	\$715,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.14
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1632 7a Street Nw
Subdivision	Rosedale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3K1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 9th, 2023
Days on Market	21
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
----------------	------------------------------

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.