

\$750,000 - 4004 7 Avenue Sw, Calgary

MLS® #A2127268

\$750,000

5 Bedroom, 2.00 Bathroom, 868 sqft

Residential on 0.14 Acres

Rosscarrock, Calgary, Alberta

Location, location, location!! Only 10 mins to the downtown core and walking distance to Walmart and Safeway and Wesbrook Mall. Close to all amenities, schools, public transportation, and mins to Sarcee Trail, Bow Trail and the LRT! Great for investors or someone that wants to help pay their mortgage with the illegal suite down stairs. This raised bungalow is impressive with its 100 foot lot frontage. Complete separate entrance to the illegal suite down. Walk into the open foyer with tiled floors and front hall closet. A very large living room with beautiful laminate flooring and bright windows leads you through to the Eat-in kitchen area. The open kitchen features laminate counters and plenty of cabinet space. Three spacious bedrooms on the main floor, both with deep closets and large windows. A 4 pce bath up with deep tub and a dual flush toilet. There is a separate entrance to the illegal suite downstairs which boasts of a spacious living room/ dining room combination and a large kitchen with lots of cabinetry and counter space. Another 2 good sized bedrooms along with a 4 pce bath with full tile surround in shower, and dual flush toilet. Huge fully fenced North facing back yard, with a massive deck, separate patio space, and ample room for a large garden. Double detached heated garage in back. This property has so much to offer, freshly painted and ready to move in. Book your viewing today.



Built in 1959

Essential Information

MLS® #	A2127268
Price	\$750,000
Sold Price	\$830,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	868
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4004 7 Avenue Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0E1

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 4th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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