

\$645,000 - 1813 7 Street Sw, Calgary

MLS® #A2174242

\$645,000

4 Bedroom, 3.00 Bathroom, 1,541 sqft
Residential on 0.09 Acres

Lower Mount Royal, Calgary, Alberta

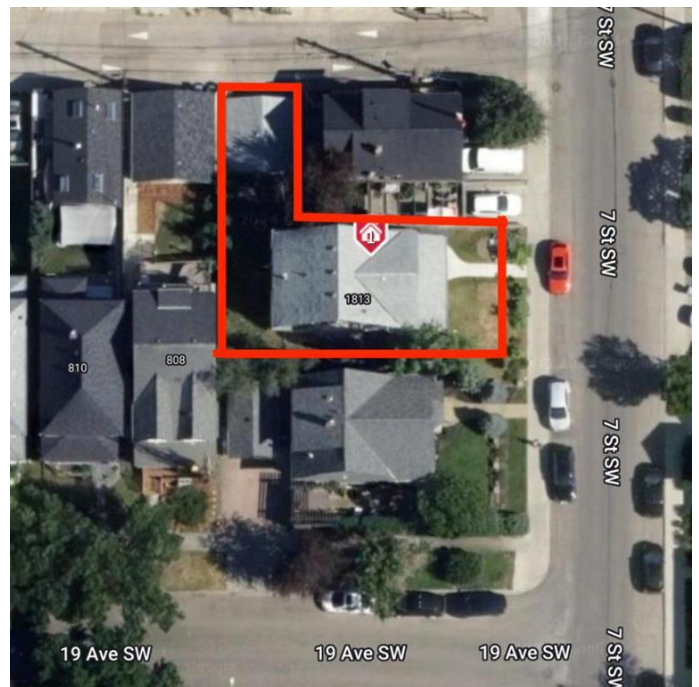
****Attention All Builders, Developers & Investors - Fantastic Location!!****

Capitalize on this opportunity to transform this Century Edwardian property into an exceptional single family home or an investment with promising revenue opportunities. Home was divided into 3 separate suites. Renovate or build on this M-C2 large, level "L" Shape lot with approximately 39'5" frontage on 7th Street and wrapping around the neighbouring property to 24' width on the side alley providing access to the double detached garage and West backyard.

Located on a charming street in the Vibrant and Highly Desirable community of Lower Mount Royal. With a Walk score of 92 (as stated on WalkScoreCalgary.com), this location is ideal for those seeking an inner city lifestyle. Just steps away from top notch restaurants, pubs, numerous cafes, and the unique shops of Uptown 17th Avenue, Walking distance to the Downtown Core, 4th Street SW in Mission, and the Elbow River Pathway System for morning runs, bike riding or evening strolls.

The house has suffered significant fire damage, and requires a major renovation or re-build. Property and all chattels are AS-IS, WHERE-IS, with no representations or warranties. Please ask your realtor for additional information contained in Realtor remarks.

Drive by and view today!



Walk Score Get Scores My Favorites Add to Your Site

Type an address, neighborhood or city

1813 7 Street Southwest
Lower Mount Royal, Calgary, T2T 2W8
Commute to **Downtown Calgary**
🚗 4 min 🚌 19 min 🚲 8 min 🚶 33 min View Routes

More about 1813 7 Street Southwest

Walk Score 92
Walker's Paradise
Daily errands do not require a car.

Transit Score 54
Good Transit
Many nearby public transportation options.

Bike Score 86
Very Bikeable
Biking is convenient for most trips.

[About your score](#)
[Add scores to your site](#)

Built in 1912

Essential Information

MLS® #	A2174242
Price	\$645,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,541
Acres	0.09
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1813 7 Street Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	None
Heating	See Remarks
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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



Additional Information

Date Listed	October 22nd, 2024
Date Sold	October 22nd, 2024
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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