

# \$799,900 - 2105 7 Street Ne, Calgary

MLS® #A2174732

**\$799,900**

4 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.14 Acres

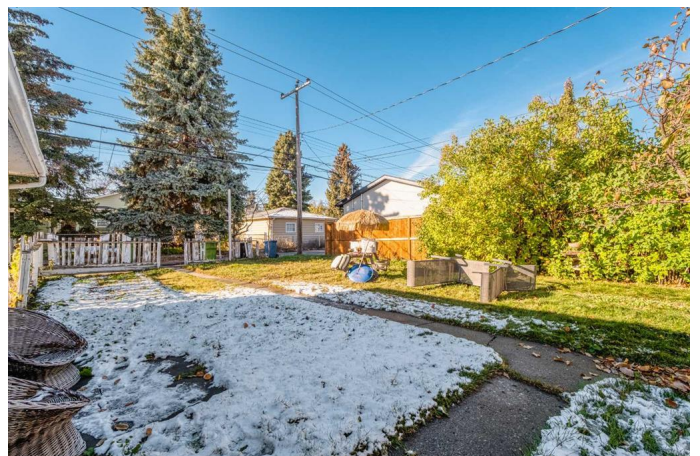
Winston Heights/Mountview, Calgary, Alberta

Investor and Builder Opportunity! This is a great opportunity for redevelopment for an Inner city home with 5,995 sq. ft. lot (50 ft x 119.98 ft) nestled on a quiet street in the highly sought-after community of Winston Heights. This well-maintained Bungalow provides 972 sq. ft. on the main floor with 2 Bedrooms + 1 Bath, and an illegal Basement suite with an additional 2 Bedrooms + 1 Bath â€” perfect for extended family or rental income.

The main floor features Hardwood flooring throughout the Living areas, with Vinyl plank in the Kitchen. The East-facing Living and Dining rooms are flooded with natural light, while the bright, white Kitchen offers an eating area with a pleasant view of the Backyard. Two generously sized Bedrooms and a 4 pc Bath complete the main level.

The Fully Developed Basement provides an illegal suite, including 2 more Bedrooms, a Kitchen equipped with a gas stove, a spacious Family room, a 4 pc Bathroom, and separate Laundry and Utility rooms with ample storage space.

The West-facing Backyard is lush with mature trees and greenery, and a firepit set on a flat lot. A concrete pathway leads to the Back lane, where you'll find a Single Detached Garage and a parking pad. This property also makes for an excellent rental, with the



potential to generate over \$3500 per month in rental income.

Ideally located near parks, playgrounds, a golf course, and Mount View School. You'll also enjoy proximity to supermarkets, Georges P. Vanier School, an off-leash dog park, and easy access to 16th Avenue and Deerfoot Trail. Don't miss out on this exceptional investment or development opportunity!

Built in 1956

### Essential Information

MLS® #	A2174732
Price	\$799,900
Sold Price	\$783,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	2105 7 Street Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4C7

### Amenities

Parking Spaces	2
Parking	Single Garage Detached

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 20th, 2024
Days on Market	28
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office            Jessica Chan Real Estate & Management Inc.

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