

414 7 Avenue NW
Calgary, Alberta

MLS # A2261427



\$1,499,900

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|------------------|---|---------------|-------------------|
| Division: | Sunnyside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,476 sq.ft. | Age: | 1949 (76 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Driveway, Off Street, Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Corner Lot, Rectangular Lot | | |

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|--------------------|--------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: All Appliances Negotiable

Sitting on a massive 75' x 120' corner lot in the heart of Sunnyside, this property offers rare flexibility in one of Calgary's most sought-after neighborhoods. Whether you're dreaming of living in a charming character Bungalow, building your custom home, exploring redevelopment, or investing in a rental opportunity, this property checks all of the boxes. Inside, you'll find two separate living spaces — including an illegal suite in the basement — giving you options for multi-generational living, rental income, or a live-up/rent-down setup. An attached garage, oversized yard, and mature trees add to the appeal. Walkable to everything: Bow River pathways, McHugh Bluff off-leash park, Crescent Heights Park, and just minutes to the energy and charm of Kensington. Grab a coffee at Some Flower Cafe and enjoy the lifestyle this location delivers. Opportunities like this don't come up often — especially on a lot this size, in a location this exceptional.