

**1630 7 Street NW**  
**Calgary, Alberta**

**MLS # A2306685**



**\$950,000**

<b>Division:</b>	Rosedale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,611 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** N/A

This beautifully maintained inner-city home in sought-after Rosedale blends timeless character with thoughtful updates and real versatility. Bright, welcoming, and full of charm, it offers a rare combination of lifestyle and income potential just minutes from downtown. 5 things we love about this home. First, the backyard. It's private, mature, and feels like your own oasis in the middle of the city, with thoughtful landscaping that creates a calm, usable space. Second, the legal secondary suite. Fully conforming and registered, giving you flexibility for rental income, extended family, or long-term value. Third, the thoughtful upgrades throughout. From updated appliances to carefully considered improvements across the home, these updates add convenience, comfort, and a modern touch to everyday living. Fourth, the character. Warm, tasteful, and full of personality, this home brings a warmth and authenticity that's hard to replicate. Fifth, the functionality. A well-designed layout that makes everyday living easy, with spaces that feel comfortable, connected, and highly usable. All of this paired with a detached garage, great natural light, and an unbeatable location with a quick commute to downtown and beyond makes this a standout opportunity you don't want to miss.