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GRASSROOTS REALTY GROUP

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# 924 7A Street NW
# Calgary, Alberta

## MLS # A2334450



# $845,000

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|---|---|---|---|
| **Division:** | Rosedale | | |
| **Type:** | Residential/House | | |
| **Style:** | Bungalow | | |
| **Size:** | 975 sq.ft. | **Age:** | 1930 (96 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |
| **Garage:** | Single Garage Detached | | |
| **Lot Size:** | 0.11 Acre | | |
| **Lot Feat:** | Rectangular Lot | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | Public |
| **Floors:** | Carpet, Hardwood, Linoleum | **Sewer:** | - |
| **Roof:** | Asphalt Shingle, Shake | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Brick, Wood Frame | **Zoning:** | R-C1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Kitchen Island, Storage | | |

**Inclusions:** As is - where as

Positioned steps from the Crescent Road ridge on a 37.5’ x 124’ R-CG lot, this charming 1930s character home combines classic appeal with functional modern updates.The bright, 975 sq. ft. main floor features original hardwood flooring, a cozy fireplace, and an updated kitchen equipped with quartz countertops, integrated appliances, and a dedicated beverage station. Two bedrooms and a full bath complete the main level. Downstairs, the partially finished basement adds extra living space with a flexible recreation room, 4 piece bathroom and a possible 3rd bedroom. Outside, the sunny, private yard with mature trees and a detached single garage provides functional outdoor space or a solid base for future plans. rare opportunity for builders and smart buyers alike. Secure an R-CG property in Rosedale where lots are scarce. Hold as a rental, upgrade over time, or design your next project steps from Kensington, excellent schools, and downtown Calgary.

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