

1630 7 Street NW
Calgary, Alberta

MLS # A2341635



\$890,000

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

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

Inclusions: N/A

Beautifully maintained and full of character, this inner-city Rosedale home offers a rare combination of charm, thoughtful updates, flexibility, and an exceptional location just minutes from downtown. 5 things we love about this home. First, the backyard. Private, mature, and beautifully landscaped, it feels like your own oasis in the middle of the city, with plenty of room to relax, entertain, and enjoy the outdoors. Second, the legal secondary suite. Fully conforming and registered, it offers real flexibility for rental income, extended family, or simply added long-term value. Third, the thoughtful updates. Improvements throughout the home, including updated appliances and carefully considered upgrades, add modern convenience and comfort while respecting the character of the home. Fourth, the character. Warm, inviting, and full of personality, this is a home that feels distinctive the moment you walk through the door, with an authenticity that is increasingly hard to find. Fifth, the functionality. The layout simply works, with bright, comfortable, connected spaces that make everyday living easy. Add a detached garage, great natural light, and a sought-after Rosedale location with a quick commute downtown and easy access throughout the city, and you have an inner-city home that delivers far more than just a great address.