



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1921 7 Avenue, Calgary T2G 0J9**

MLS® #: **A2093683**

Area: **Inglewood**

Listing Date: **01/27/24**

List Price: **\$1,200,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1945**  
Lot Information  
Lot Sz Ar: **7,803 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,277**  
Low Sqft:  
Ttl Sqft: **1,277**

DOM

**113**  
Layout  
Beds: **3 (2 1 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 11`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`5" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`7" x 12`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 9`2"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`6" x 6`1"</b>	<b>Family Room</b>	<b>Basement</b>	<b>31`4" x 9`8"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>14`9" x 10`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`9" x 9`7"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**3577P**

Remarks

Pub Rmks:

**Massive potential for INVESTORS & DEVELOPERS with this fantastic, rare opportunity in INGLEWOOD! Almost 2.5 lots - 61 FT x 130 FT. R-C2 zoned. Welcome to 1921 7th Ave SE. situated on a cul-du-sac. Great location only minutes away from the Max Purple BRT Rapid Transit Network, Inglewood Bicycle Pump track, Inglewood Wildlands, bike paths, Bow River, 14 - 18 min walk to the Inglewood Bird Sanctuary, Pearce Estate Park, Harvie Passage Lookout. Across the street is The Corridor in Phase 2 of the new project Bend in the Bow. Perfect location if you are looking for a renovation project or to redevelop. The house needs a lot of TLC & renos. The main floor has vinyl floors, 2 bedrooms, 3pce bathroom was updated with a walkin shower & low flush toilet. The basement is a finished illegal-suite with vinyl flooring, bedroom, kitchen, 4 pce bathroom. Not currently rented. Prime for redevelopment as R-C2 zoned 61 FT (frontage) x 130 FT.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





