



THE
A-TEAM

**RE/MAX
FIRST**

1328 7A Street, Calgary T2M 3J6

MLS®#: **A2118133**

Area: **Rosedale**

Listing Date: **04/04/24**

List Price: **\$999,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1943**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,186**
Low Sqft:
Ttl Sqft: **1,186**

DOM

45
Layout
Beds: **2 (1 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Lawn,Interior Lot,Street Lighting,Rectangular Lot,Treed**
Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Built-in Features,Jetted Tub,Skylight(s),Tile Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`9" x 10`2"
Den	Basement	15`9" x 15`4"
Family Room	Basement	14`7" x 12`3"
Breakfast Nook	Main	10`2" x 9`3"
Bedroom - Primary	Main	15`9" x 11`5"
3pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	12`11" x 10`10"
Living Room	Main	16`2" x 13`0"
Laundry	Basement	6`11" x 5`1"
Office	Basement	7`11" x 7`8"
Bedroom	Basement	12`4" x 10`10"
3pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C1

Legal Desc:

2187V

Remarks

Pub Rmks:

Welcome to Rosedale!!! This updated bungalow sits on a 50'x120' lot with east facing rear yard and is a wonderful opportunity for those looking to live in, redevelop or hold. Over 2100 SF of developed space. With its close proximity to Rosedale School and Park, and being south of 13 AVE, this home provides a solid investment. Surrounded by million dollar plus homes down and across the street. Stepping up past the beautiful landscaped front you'll be greeted inside by hardwood floors. A bright front living room provides an abundance of natural light and a cozy gas fireplace, while the connecting dining room offers sliding door access to the backyard. The kitchen is illuminated by a large skylight and showcases built-in pantry space, centre island and an adjacent breakfast nook with homework station. Main floor master is generous in size while a full bathroom completes the level. Lower level is developed and includes space for a home gym or games room, office nook, and a second bedroom with a massive walk-through closet and an ensuite with access to the laundry room. The location is exceptional for families as kids can walk to the park and school. The large east facing landscaped backyard is beautiful and showcases a stunning multi-tiered deck. This fantastic bungalow is perfect for buyers looking to get into the area or for those looking for an investment property. New roof in 2018, new HWT in 2020, main water line upgraded, paved rear lane.

Inclusions:

N/A

Property Listed By:

RE/MAX House of Real Estate

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







