



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3012 7 Street, Calgary T2T 2X5**

MLS®#: **A2176648**      Area: **Elbow Park**      Listing Date: **11/01/24**      List Price: **\$1,775,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1926**  
Lot Information  
 Lot Sz Ar: **6,243 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Landscaped, Level, Rectangular Lot, Treed**  
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,661**  
 Low Sqft:  
 Ttl Sqft: **2,661**

DOM

**13**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame, Wood Siding**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Skylight(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 9`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>16`10" x 7`5"</b>
<b>Den</b>	<b>Main</b>	<b>5`6" x 5`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`7" x 11`11"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`7" x 14`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 26`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>25`3" x 19`6"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>19`5" x 16`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`0" x 17`5"</b>	<b>Game Room</b>	<b>Lower</b>	<b>11`1" x 19`5"</b>
<b>Laundry</b>	<b>Lower</b>	<b>12`9" x 9`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	

3pc Bathroom  
5pc Ensuite bath  
Foyer

Lower  
Second  
Main

14`0" x 5`1"

4pc Bathroom  
Mud Room

Second  
Main

20`1" x 7`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1553R

Zoning:  
**R-CG**

Remarks

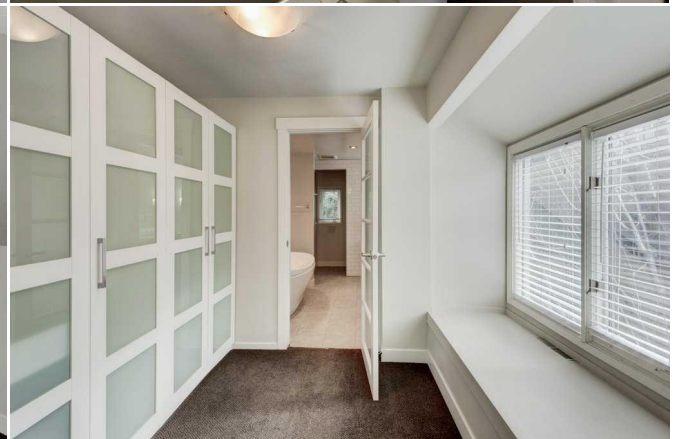
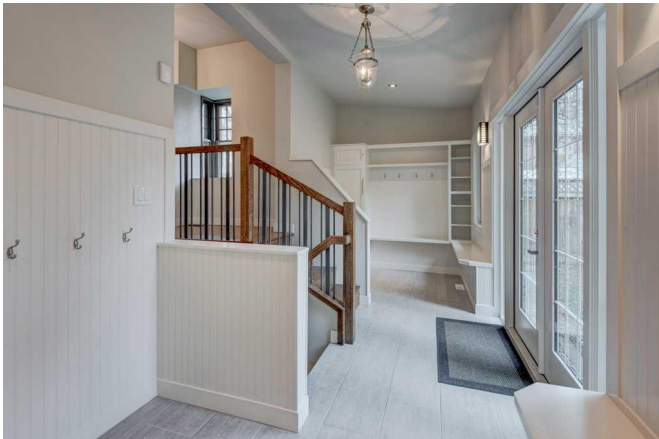
Pub Rmks: **Nestled on a picturesque tree-lined street just steps from the Glencoe Club, this charming 2-storey home offers 2,661 sq ft of spacious living. Featuring 3+1 bedrooms and 3.5 bathrooms, the open-concept main floor welcomes you with a wall of windows leading to a west-facing patio perfect for entertaining. The main level includes a generous living and dining area, a cozy family room, and an open kitchen with a center island. The master suite features a sitting area large walk in closet and a 5-piece ensuite with dual sinks. The fully finished basement includes a triple-safe waterproofing system for added peace of mind. Outside, enjoy a double detached garage and easy access to a paved lane. Located just half a block from scenic river pathways, parks, and minutes from downtown, this home is close to top schools like Western Canada, William Reid, and Earl Grey.**

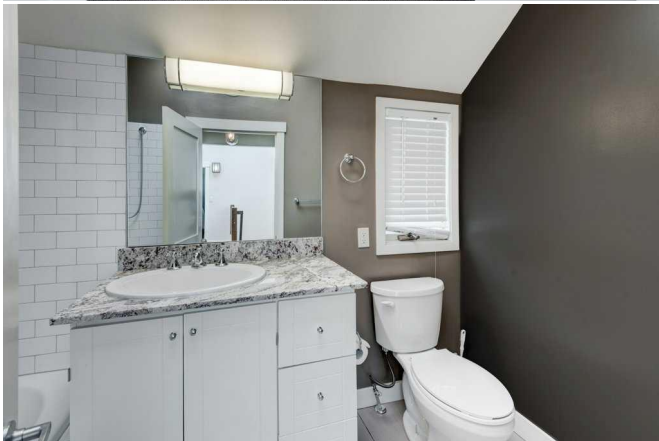
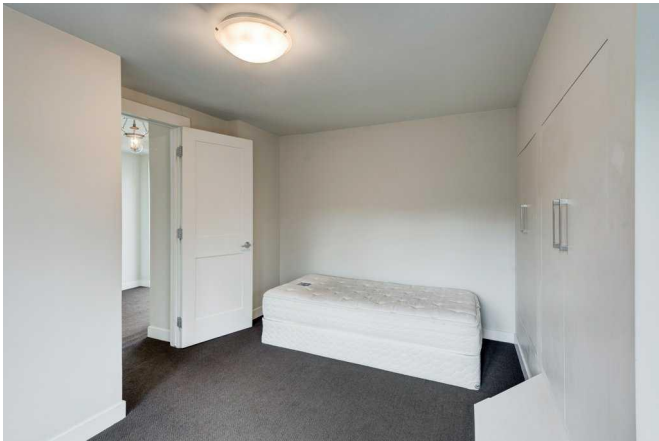
Inclusions: **None**  
Property Listed By: **RE/MAX First**

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

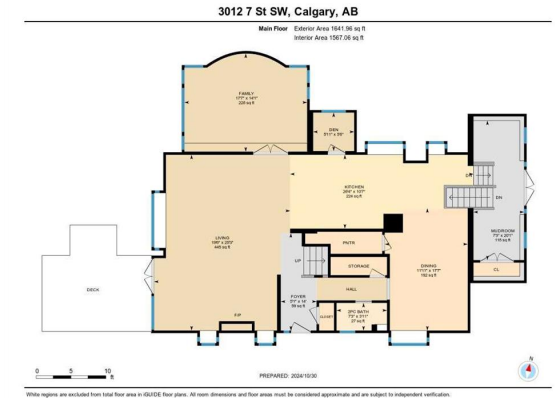












**3012 7 St SW, Calgary, AB**

**2nd Floor** Exterior Area 1018.71 sq ft  
 Interior Area 957.95 sq ft  
 Excluded Area 28.02 sq ft



**3012 7 St SW, Calgary, AB**

**Basement (Below Grade)** Exterior Area 1000.97 sq ft  
 Interior Area 921.66 sq ft

