



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

92
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>
Bedroom	Upper	12`8" x 9`2"	Bedroom	Upper	16`10" x 7`5"
Den	Main	5`6" x 5`11"	Dining Room	Main	17`7" x 11`11"
Family Room	Main	17`7" x 14`1"	Kitchen	Main	10`7" x 26`4"
Living Room	Main	25`3" x 19`6"	Bedroom - Primary	Upper	19`5" x 16`10"
Bedroom	Lower	11`0" x 17`5"	Game Room	Lower	11`1" x 19`5"
Laundry	Lower	12`9" x 9`6"	2pc Bathroom	Main	

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

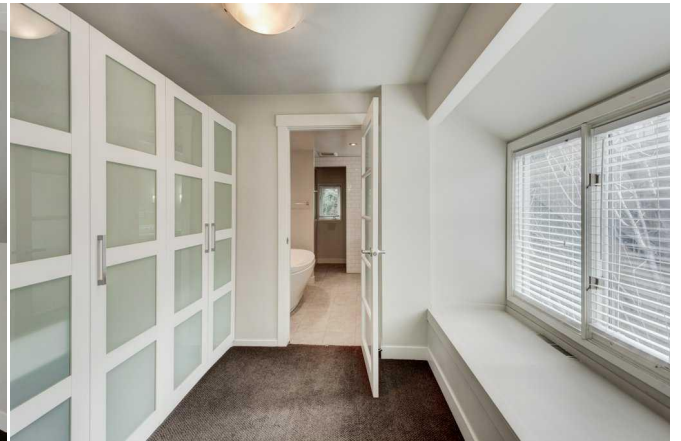
Pub Rmks: **Nestled on a picturesque tree-lined street just steps from the Glencoe Club, this charming 2-storey home offers 2,661 sq ft of spacious living. Featuring 3+1 bedrooms and 3.5 bathrooms, the open-concept main floor welcomes you with a wall of windows leading to a west-facing patio perfect 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.**

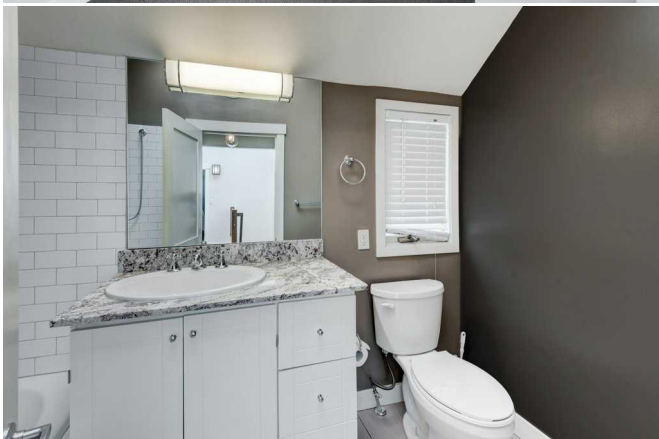
Inclusions: **None**
Property Listed By: **RE/MAX First**

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

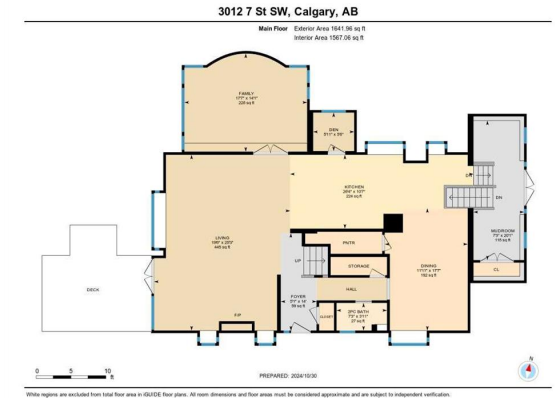












3012 7 St SW, Calgary, AB

2nd Floor Exterior Area 1018.71 sq ft
Interior Area 957.95 sq ft
Excluded Area 28.62 sq ft



3012 7 St SW, Calgary, AB

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

