# \$1,699,900 - 414 7 Avenue Nw, Calgary

MLS® #A2211604

### \$1,699,900

3 Bedroom, 1.00 Bathroom, 1,476 sqft Residential on 0.21 Acres

Sunnyside, Calgary, Alberta

Sitting on a massive 75' x 120' corner lot in the heart of Sunnyside, this property offers rare flexibility in one of Calgary's most sought-after neighborhoods. Whether you're dreaming of building your custom home, exploring redevelopment, or investing in a rental opportunity, this one checks the boxes. Inside, you'II find two separate living spaces â€" including an illegal suite in the basement â€" giving you options for multi-generational living, rental income, or a live-up/rent-down setup. An attached garage, oversized yard, and mature trees add to the appeal. Walkable to everything: Bow River pathways, McHugh Bluff off-leash park, Crescent Heights Park, and just minutes to the energy and charm of Kensington. Grab a coffee at Some Flower Cafe and enjoy the lifestyle this location delivers. Opportunities like this don't come up often â€" especially on a lot this size, in a location this good.

Built in 1949

#### **Essential Information**

MLS® # A2211604

Price \$1,699,900

Bedrooms 3

Bathrooms 1.00

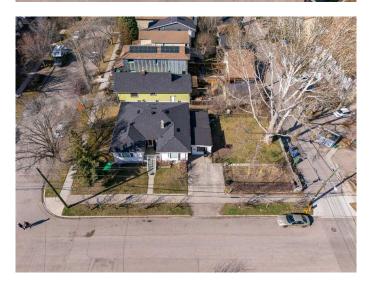
Full Baths 1

Square Footage 1,476

Acres 0.21







Year Built 1949

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 414 7 Avenue Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N0Y7

#### **Amenities**

Parking Spaces 3

Parking Driveway, Off Street, Parking Pad, Single Garage Attached

# of Garages 1

# Interior

Interior Features See Remarks
Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Other

Lot Description Corner Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 22

Zoning R-CG

# **Listing Details**

## Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.