



1630 7 Street NW
Calgary, Alberta

MLS # A2306685



\$950,000

Division:	Rosedale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,611 sq.ft.	Age:	1912 (114 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Asphalt

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

This beautifully maintained inner-city home in sought-after Rosedale blends timeless character with thoughtful updates and real versatility. Bright, welcoming, and full of charm, it offers a rare combination of lifestyle and income potential just minutes from downtown. 5 things we love about this home. First, the backyard. It's private, mature, and feels like your own oasis in the middle of the city, with thoughtful landscaping that creates a calm, usable space. Second, the legal secondary suite. Fully conforming and registered, giving you flexibility for rental income, extended family, or long-term value. Third, the thoughtful upgrades throughout. From updated appliances to carefully considered improvements across the home, these updates add convenience, comfort, and a modern touch to everyday living. Fourth, the character. Warm, tasteful, and full of personality, this home brings a warmth and authenticity that's hard to replicate. Fifth, the functionality. A well-designed layout that makes everyday living easy, with spaces that feel comfortable, connected, and highly usable. All of this paired with a detached garage, great natural light, and an unbeatable location with a quick commute to downtown and beyond makes this a standout opportunity you don't want to miss.