



924 7A Street NW
Calgary, Alberta

MLS # A2310926



\$911,000

Division:	Rosedale		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	1930 (96 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: N/A

Rare offering in one of Rosedale's most coveted locations, located on the promontory of the Crescent Rd escarpment. Updated 1930's character bungalow sits on a beautifully landscaped 37.5' x 123' R-CG lot with a fenced yard, mature trees, and an oversized single detached garage offering immediate lifestyle appeal and excellent future redevelopment potential. Inside, the home blends warmth and function with hardwood floors, a gas fireplace, bright open living and dining spaces, and a stylish European-inspired kitchen with quartz counters, built-in refrigerator, gas cooktop, built-in oven, dishwasher, and coffee bar. The main floor offers two comfortable bedrooms and a renovated 4-piece bath, while the finished lower level provides a family room, second full bathroom, laundry, storage, and flexible space for guests, work, fitness, or play. The setting makes this property a stand-out and the quiet streetscape provides a sense of calm that is increasingly hard to find this close to downtown. Walk to parks, pathways, schools, transit, and the ridge, with downtown and Kensington shops just steps away. For builders and long-term thinkers, the value is equally compelling. Hold, rent, renovate further, or plan your next build in a neighbourhood where these opportunities are tightly held. Call your agent before this opportunity evaporates.