



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

924 7A Street NW
Calgary, Alberta

MLS # A2334450



\$845,000

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

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Storage

Water: Public

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: As is - where as

Positioned steps from the Crescent Road ridge on a 37.5' x 124' R-CG lot, this charming 1930s character home combines classic appeal with functional modern updates. The bright, 975 sq. ft. main floor features original hardwood flooring, a cozy fireplace, and an updated kitchen equipped with quartz countertops, integrated appliances, and a dedicated beverage station. Two bedrooms and a full bath complete the main level. Downstairs, the partially finished basement adds extra living space with a flexible recreation room, 4 piece bathroom and a possible 3rd bedroom. Outside, the sunny, private yard with mature trees and a detached single garage provides functional outdoor space or a solid base for future plans. rare opportunity for builders and smart buyers alike. Secure an R-CG property in Rosedale where lots are scarce. Hold as a rental, upgrade over time, or design your next project steps from Kensington, excellent schools, and downtown Calgary.