



GRASSROOTS
REALTY GROUP

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132 7 Avenue NE
Calgary, Alberta

MLS # A2347192



\$898,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,027 sq.ft.	Age:	1926 (100 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: basement fridge

Attention savvy investors, professional couples, and builders! Welcome to this exceptional character bungalow situated on a premier 50' x 120' R-C2 lot along one of the finest, most desirable streets in prestigious Crescent Heights. This high-yielding land asset perfectly combines premium urban lifestyle appeal with long-term equity growth. The existing 2-bedroom bungalow is highly liveable and rich with charm. The sun-drenched main level features original hardwood floors, expansive living and dining spaces, a kitchen, a full bathroom, and a dedicated den/home office layout. Maximizing its rental framework and versatility, the property features a completely separate rear entrance leading to a fully developed lower level. The basement is outfitted with a second full bathroom, a large laundry area, and recently upgraded luxury vinyl plank flooring running through three massive flex rooms—including one equipped with a proper egress window for an effortless bedroom conversion. The exterior boasts a private, spacious backyard oasis complete with a highly coveted detached double garage—a massive asset for inner-city living. Step outside into your private retreat or take a short stroll to the stunning downtown skyline views at Rotary Park and the Bow River pathway network. Commuting is effortless, with the downtown core just a scenic walk or quick transit ride away. Live in a premier urban community, generate steady rental income, or hold for future luxury home development under the flexible R-C2 zoning. Don't miss this blue-chip Crescent Heights property!