

# \$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

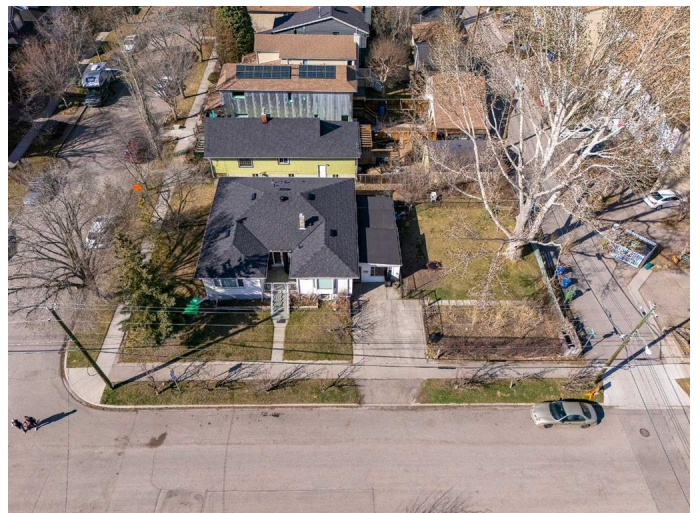
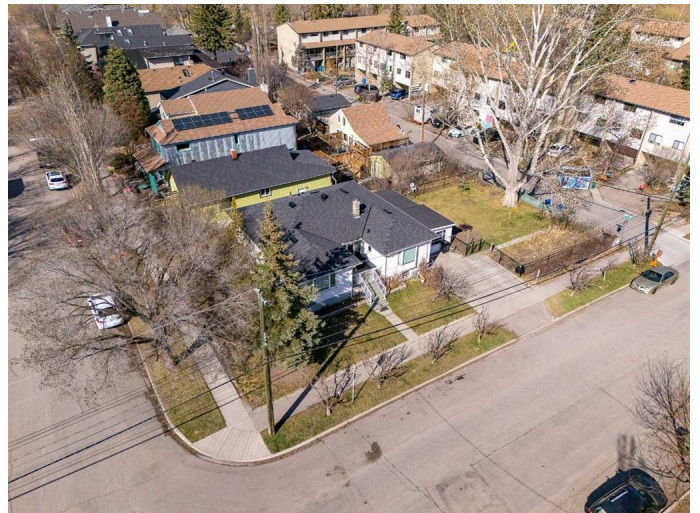
Sunnyside, Calgary, Alberta

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'll find two separate living spaces including an illegal suite in the basement 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 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 | 12               |
| Zoning         | R-CG             |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.